

BOOK 551 PAGE 489
JAN 27 10 02 AM 1953

THE STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said **Martin J. Stein**
in and by **my** certain **premissory** note in writing, of even date with these
Presents, **am** well and truly indebted to **Peerless Mills Co., Inc.**

in the full and just sum of **Two Thousand Nine Hundred (\$2,900.00) Dollars,**
with interest from January 1, 1953 until maturity at the rate of
three (3%) per ~~xxxxxx~~ centum per annum, said principal and interest
being payable in equal monthly installments as follows: Beginning
on the first day of January, 1953, and on the first day of each
month of each year thereafter the sum of \$28.01, to be applied on
the interest and principal, the unpaid balance of said principal and
interest to be due and payable on the first day of December, 1962, the
aforesaid monthly payments to be applied first to interest at the rate
of three per centum per annum on the principal sum of \$2,900.00 or so
~~much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment~~
shall be applied on principal. ~~xxxxxx~~
~~and if any portion of principal or interest be at any time past due and unpaid,~~
the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who
may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the
hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof
necessary for the protection of his interests to place and the holder should place the said note or this mortgage
in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises
to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to
the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said **Martin J. Stein**
in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said **Peerless Mills**
Co., Inc. according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to **me**, the said **Martin J. Stein**
in hand well and truly paid by the said **Peerless Mills Co., Inc.**
at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained,
sold and released, and by these Presents do grant, bargain, sell and release unto the said **Peerless**
Mills Co., Inc.

All that piece, parcel, or lot of land, with the buildings and
improvements thereon, in the City of Greenville, County of Greenville,
State of South Carolina, being known and designated as Lot No. 41 of
the Property of Ables and Razor, a plat of which is recorded in the
R. M. C. Office for Greenville County, South Carolina, in Plat Book E,
page 153, and having, according to a plat thereof by A. C. Crouch,
recorded in said R. M. C. Office in Plat Book , page , the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Club Drive at the
joint front corner of Lots Nos. 40 and 41, and running thence along the
joint line of said lots, N 17-29 W 167.8 feet to an iron pin at the
rear joint corner of said lots; thence along the rear joint line of Lots
Nos. 28 and 41, N 64-29 E 76.5 feet to the rear joint corner of Lots Nos.
41 and 42; thence along the joint line of said lots, S 18-22 E 169.0
feet to an iron pin in the line of Club Drive at the joint front corner
of said lots; thence along the North side of Club Drive, S 65-30 W 79.0
feet to the point of beginning.

RECORDED IN PLAT BOOK E, PAGE 153
JAN 27 1953
R. M. C. FOR GREENVILLE COUNTY