

FILED

JAN 30 3 51 PM 1953
BOOK 552 PAGE 89

THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

We, L. F. Childs and E. C. Fox, SEND GREETING:

Whereas, we, the said L. F. Childs and E. C. Fox, partners, doing business as Augusta Road Sales, in and by our certain promissory note in writing, of even date with these

Presents, are well and truly indebted to J. W. Adams

in the full and just sum of Forty-five Hundred Fifty and no/100 - - (\$4550.00) Dollars - - - - - to be paid Ninety (90) days after date

with interest thereon from date

at the rate of 6 per centum per annum, to be computed and paid annually

until paid in full: all interest not paid when due to bear

interest at same rate as principal; 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 we, the said L. F. Childs and E. C. Fox, partners, doing business as Augusta Road Sales,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J. W. Adams

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to us, the said L. F. Childs and E. C. Fox, partners, doing business as Augusta Road Sales, in hand well and truly paid by the said J. W. Adams

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

J. W. Adams, his heirs and assigns:

All of our right, title and interest in and to that certain lease executed to the mortgagors June 20, 1952, by James F. Davenport and the South Carolina National Bank of Charleston, Greenville Branch, as Trustees named in and under the last will and testament of John T. Davenport, deceased, said lease covering all that property which is now and has heretofore for sometime been occupied by the Augusta Road Sales on Augusta Street, in the City of Greenville, South Carolina, the same being known and designated as No. 2012 Augusta Street, the property covered by said lease having a frontage of 191 feet on Augusta Road and running back along the west bank of West Faris Road 80.6 feet and extending from a point on the Augusta Road back 150.3 feet. Less, however, those portions of the property covered by this lease heretofore subleased to George Haloulos and J. L. Thomas.

This constitutes a first mortgage covering the lease hereinabove referred to and this mortgage is given as additional security to a mortgage this day executed by L. F. Childs and Evelyn O. Childs to secure the promissory note in the sum of \$4550.00 executed this day to J. W. Adams.