

FILED

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BOOK 553

THE STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OFFICE FARMERS & MERCHANTS  
R.M.C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, We, the said William Earl Baldwin and Juanita G. Baldwin  
in and by our certain promissory-----note in writing, of even date with these  
Presents, are well and truly indebted to Ella C. Leppard

in the full and just sum of Three Thousand Two Hundred (\$3200.00) Dollars, with interest at the rate of seven (7%) percent per annum, to be repaid in installments of ~~xxxxxx~~ thirty-five (\$35.00) Dollars upon the first day of each and every calander month hereafter in advance, until and including the first day of February, 1957, said monthly payments shall be applied first to the payment of interest computed monthly on the unpaid balance, and then to the payment of the principal; and the balance of the full principal sum remaining unpaid, together with any unpaid interest ~~xxxxxx~~ and any unpaid expenditures made by the mortgagee under the terms and conditions of this mortgage, paid in ~~xxxxxx~~ one sum on the first day of March, 1947.

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 William Earl Baldwin and  
Juanita G. Baldwin, in consideration of the said debt and  
sum of money aforesaid, and for the better securing the payment thereof to the said Ella C. Leppard  
according to the terms of the said note, and also in  
consideration of the further sum of Three Dollars, to us, the said William Earl Baldwin and  
Juanita G. Baldwin, in hand well and truly paid by the said Ella C. Leppard

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 Ella C. Leppard  
all that piece, parcel or lot of land in the corporate limits of the  
City of Greenville, Greenville County, State of South Carolina, having  
the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Hudson Street, now the former L. H. Batson corner, and running thence with the said L. H. Batson line N. 52 W. one hundred (100) feet to Galloway's line; thence with said Galloway's line N. 26-1/2 E. forty (40) feet; thence S. 52 E. one hundred (100) feet to Hudson Street; thence with said Hudson Street S. 26-1/2 W. forty (40) feet to the beginning corner; being the same lot of land conveyed to Ella C. Leppard by Lizzie Lloyd on the 8th day of January, 1949, and recorded in deed book 369 at page 486 in the R.M.C. Office of Greenville County.

This is a second and junior mortgage, being junior to the lien of the First Federal Savings and Loan Association of Greenville in the sum of \$4800.00.