

STATE OF SOUTH CAROLINA,

County of Greenville

JUL 27 4 20 PM 1953

To all Whom These Presents May Concern:

WHEREAS I, Earl E. Gerken, of Greenville, S. C., am well and truly indebted to Bessie G. Wells

in the full and just sum of THREE THOUSAND AND No/100 - - - - - (\$3,000.00) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows:

in monthly instalments of FIFTY-EIGHT AND No/100 (\$58.00) DOLLARS each, beginning on the first day of September, 1953, and continuing thereafter on the first day of each and every succeeding calendar month until the full principal debt has been paid, said payment to be applied first to the payment of interest, and then to the payment of principal,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said Earl E. Gerken

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery 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 Bessie G.

Wells, her heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Ward One of the City of Greenville, on the East side of Pinckney Street, being known and designated as Lot No. 7 in the subdivision of the land of W. P. McBee, deceased, by plat prepared by J. N. Southern, May 16th, 1902 and recorded in the R. M. C. office for Greenville County in Plat Book A, at page 83, and having the following metes and bounds, courses and distances, to-wit:

BEGINNING at a stake on said Pinckney Street and running thence N. 39 1/2 E. 179 feet to line of lot of Mrs. K. Williams, (formerly); thence along said lot, N. 33 1/2 W. 67 1/2 feet to a corner; thence S. 39 1/2 W. 198 feet to a point on said Pinckney Street; thence along said street, S. 50 1/2 E. 65 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same conveyed to me by Bessie G. Wells by deed of even date herewith, not yet recorded.

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 \$7,500.00.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

Bessie G. Wells, her

Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, her Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.