

BOOK 571 PAGE 238

FILED
GREENVILLE, S.C.
AUG 19 2 26 PM 1953

THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE.

ILLIE FARRINGTON
R.M.C.

To All Whom These Presents May Concern: That I, L. T. Bowen,
of the County of Greenville, State of South Carolina, SEND GREETING:

Whereas, I, the said L. T. Bowen,
in and by my certain promissory note in writing, of even date with these
Presents, am well and truly indebted to Ben F. Perry,

in the full and just sum of two thousand, seven hundred and fifty (\$2750.00.) Dollars,
to be paid in monthly installments of twenty-five dollars (\$25.00.)
per month beginning on the 15th day of September, 1953, and twenty-five (\$25.00.) dol-
lars on the 15th day of each and every month thereafter until paid in full, with in-
terest on the decreasing monthly balance at the rate of six per cent per annum, to be
computed annually but paid in said monthly installments after the payment of the
principle, with interest thereon from date

at the rate of six per centum per annum, to be computed and paid after the payment of the princi-
ple as above setforth,

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 I, the said L. T. Bowen,
in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said Ben F. Perry,
according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me, the said L. T. Bowen,
in hand well and truly paid by the said Ben F. Perry,

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 Ben F. Perry,
all that certain lot of land situate on Dukeland Drive between Christopher Street
and Merriweather Street in the Ethel Y. Perry Sub-Division in the Sans Souci section
of Greenville County about three miles north of the City of Greenville, said lot
being known and designated as lot numbered twenty-one (21) on Plat of said property
recorded in the Office of the Register of Mesne Conveyance for Greenville County in
Plat Book "BB" at page 39, which Plat is hereby referred to and made a part hereof,
and said lot has the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a three (3) foot sidewalk
running along Dukeland Drive, said pin being the joint front corner of lots numbered
twenty (20) and twenty-one (21); thence along the northern edge of said sidewalk,
S. 89-28 W., seventy-five (75) feet to an iron pin, joint front corner of lots twen-
ty-one (21) and twenty-two (22); thence along the eastern line of lot twenty-two (22),
N. 0-25 W., one hundred and thirty-five (135) feet, to an iron pin; joint rear corner
of lots twenty-one (21) and twenty-two (22); thence N. 84-03 E., seventy-five and
six tenths (75.6) feet, to an iron pin, joint rear corner of lots seventeen (17) and
twenty-one (21); thence along the lines of lots seventeen (17), eighteen (18) and
twenty (20), S. 0-25 E., one hundred and forty-two (142) feet, to an iron pin, the
beginning corner.