

THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE.

FILED
GREENVILLE CO., S.C.
MAR 13 10 39 AM 1954
OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern: That I, Harold F. Pearce, of the County of Greenville, State of South Carolina, SEND GREETING:

Whereas, I, the said Harold F. Pearce,
in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to ~~Ben F. Perry~~ Ben F. Perry,
in the full and just sum of six hundred and No/100 Dollars

, to be paid in monthly installments of ten dollars (\$10.00) each beginning the first day of February, 1954, and ten dollars (\$10.00) on the first day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of six 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 I, the said Harold F. Pearce, 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~~ 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 Harold F. Pearce,

in hand well and truly paid by the said ~~Ben F. Perry~~ 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~~ Ben F. Perry, all that certain lot of land known as Lot numbered one hundred and thirty-eight (138) Lenore Avenue, Sans Souci Heights, as shown on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "Y" at page 145, which Plat is hereby referred to and made a part hereof for a full description thereof.

This mortgage is subject to a first mortgage on said property for the sum of eight thousand, eight hundred and fifty dollars (\$8,850.00).