

STATE OF SOUTH CAROLINA,

County of Greenville

To all Whom These Presents May Concern:

WHEREAS I, W. J. Richards, of Greenville County, am well and truly indebted to Talmer Cordell in the full and just sum of Two Thousand and no/100 (\$2,000.00) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows: on or before ten (10) years from date

with interest from date at the rate of five (5%) per centum per annum until paid; interest to be computed and paid at maturity and if unpaid when due to bear interest at same rate as principal until paid, and I 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 W. J. Richards

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 Talmer Cordell, his 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, Greenville Township, on the southwestern side of Floyd Street, being known and designated as Lot No. 85 of Monaghan Subdivision, Section Two, as shown on plat thereof prepared by Piedmont Engineering Service, May, 1957, and being recorded in the R. M. C. Office for Greenville County in Plat Book GG at Page 151, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Floyd Street, joint front corner of Lots Nos. 84 and 85; thence along the joint line of said lots, S. 38-30 W. 160 feet to an iron pin on the rear line of Lot No. 69; thence along the rear lines of Lots Nos. 69 and 68, N. 51-30 W. 75 feet to an iron pin at the rear corner of Lot No. 86; thence along the line of that lot, N. 38-30 E. 160 feet to an iron pin on the southwestern side of Floyd Street; thence along the southwestern side of Floyd Street, S. 51-30 E. 75 feet to an iron pin, the beginning corner; being the same conveyed to me by Talmer Cordell by deed of even date to be recorded herewith.

This is a second mortgage and is junior in lien to that mortgage executed to the First Federal Savings & Loan Association of Greenville, which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 732 at Page 391.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Talmer Cordell, his 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, his 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.

Witness my hand and seal this 1st day of March 1958
W. J. Richards *Talmer Cordell*

RECORDED BY THE CLERK OF COUNTY OF GREENVILLE
MAR 11 1958
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