

STATE OF SOUTH CAROLINA, MAR 24 4 34 PM 1955

County of Greenville OLLIE WORTH R.M.C.

To all Whom These Presents May Concern:

WHEREAS I, Clarence M. Traynham, of Greenville County, am well and truly indebted to John E. Broadnax in the full and just sum of One Thousand, Two Hundred and No/100 - - - - - (\$ 1,200.00) Dollars. in and by my certain promissory note in writing of even date herewith, due and payable as follows:

On or before one (1) year from date or whenever the property on Lot 15, Pine Brook Extension is sold, whichever occurs first

with interest from date at the rate of six (6%) 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 Clarence M. Traynham

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

John E. Broadnax, 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, lying on the northern side of Runyon Drive, being known and designated as Lot No. 15 of a subdivision known as Pine Brook Extension, as shown on a plat thereof being recorded in the R. M. C. office for Greenville County in Plat Book W, at page 73, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Runyon Drive at a point 150 feet northeast of the intersection of Runyon Drive and Cardinal Drive at the joint front corner of Lots Nos. 14 and 15, and running thence with the joint line of said lots, N. 25-50 W. 150 feet to an iron pin; thence N. 68-09 E. 75 feet to an iron pin, joint rear corner of Lots Nos. 15 and 16; thence with the joint line of said lots, S. 25-50 E. 150 feet to an iron pin on the northern side of Runyon Drive; thence with said drive, S. 68-09 W. 75 feet to the point of beginning; being the same conveyed to me by John E. Broadnax 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.

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

John E. Broadnax, 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.