

SEP 23 3 20 PM '50

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The State of South Carolina,

County of GREENVILLE

0011 10/11/50

To All Whom These Presents May Concern:

BENNIE F. SINCLAIR, JR.,

SEND GREETING:

Whereas, I, the said Bennie F. Sinclair, Jr.,

hereinafter called the mortgagor(s)

in and by my certain promissory note in writing; of even date with these presents, am well and truly indebted to Poinsett Realty Co., Inc.

hereinafter called the mortgagee(s), in the full and just sum of One Thousand One Hundred and no/100 ----- DOLLARS (\$1,100.00), to be paid

monthly, at the rate of \$15.00 per month, to be applied first to interest and then to principal, until paid in full,

, with interest thereon from date

at the rate of six (6%) percentum per annum, to be computed and paid

monthly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then 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(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 POINSETT REALTY CO., INC., ITS SUCCESSORS AND ASSIGNS:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, Austin Township, near Simpsonville and being Lot No. 1 of a subdivision of land known as Hunters Acres and being shown on a plat entitled Map of Hunters Acres, prepared by W. J. Riddle, Surveyor, May, 1952, and according to said plat having the following description.

Beginning at an iron pin at the joint front corner of Lots No. 1 and 2 which is on the western side of Maple Street and running along the joint lines of Lots 1 and 2, S 60-08 W, 198.4 feet to an iron pin; thence running along the joint line of lots No. 1 and 74, N 28-40 W, 120.4 feet to an iron pin on the south side of Benson Street; thence running along Benson Street, N 71-48 E, 200 feet to an iron pin at the intersection of Benson Street and Maple Street; thence running along the western side of Maple Street, S 29-52 E, 80 feet to the beginning point.