



MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Walker Milton James,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HOME BUILDING & LOAN ASSOCIATION, Easley, S. C. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Ten Thousand and no/100's -----

DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of seven and one-half per centum per annum, said principal and interest to be repaid as therein stated, and (7½%)

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of ~~Pickens~~ Greenville,

on the Southeast side of Rice Street (formerly known as Henrietta Avenue) in the City of Greenville, being shown as Lot No. 92 on Plat of Augusta Road Ranches, made by Dalton & Neves, Engineers, April 1941, recorded in the R. M. C. Office for Greenville County, S.C., in Plat Book "L" at pages 52 and 53, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Southeast side of Rice Street at joint front corner of Lots 91 and 92, and running thence along the line of Lot 91, S. 51-42 E. 316.2 feet to an iron pin; thence N. 8-15 W. 87.1 feet to an iron pin; thence along the line of Lot 93, N. 51-42 W. 253 feet to an iron pin on the Southeast side of Rice Street; thence with the Southeast side of Rice Street, S. 38-18 W. 60 feet to the BEGINNING corner; this being the identical property conveyed to Walker Milton James by Caroline B. Moseley by deed dated November 15, 1957, recorded in Book of Deeds 588, at page 248 in the office of the Register of Mesne Conveyance for Greenville County, South Carolina."