

MAY 12 4 31 PM 1948
JULE FARRINGTON
S.M.B.

State of South Carolina,

COUNTY OF GREENVILLE

To all Whom These Presents May Concern:

Local Home Builders, Inc.

SEND GREETING:

Whereas, the said Local Home Builders, Inc.

in and by its certain Promissory note in writing, of even date with these presents,
is well and truly indebted to Guy B. Foster

in the full and just sum of Ten Thousand and Five Hundred and No/100 (\$10,500.00) Dollars
, to be paid Six months after date, with full privilege of anticipation

, with interest thereon from date
at the rate of Five (5%) per cent. per annum, to be computed and paid semi-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, 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; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and his Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville

County, State aforesaid, in the City of Greenville, on the South side of Pleasant Ridge Avenue, being known and designated as lots # 132 and 133, as shown on a plat of Pleasant Valley, prepared by Dalton & Neves, Engineers, April 1946, recorded in Plat Book "P" at Page 93, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the South side of Pleasant Ridge Avenue, which pin is 155 feet from the intersection of Pleasant Ridge Avenue and Long Hill Street, and running thence S. 0-08 W. 160 feet to an iron pin; thence S. 89-52 W. 120 feet to an iron pin; thence N. 0-08 W. 160 feet to an iron pin on the South side of Pleasant Ridge Avenue; thence with said avenue, N. 89-52 E. 120 feet to the beginning corner. Being the same premises conveyed to the mortgagor by Joe H. Long and Robert L. Waldrop, Jr. by deed to be recorded herewith.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and

his Heirs and Assigns forever, And it does hereby bind itself, its successors

Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said

Mortgagee and his Heirs and Assigns, from and against itself and its successors

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

Handwritten notes and signatures:
H. B. Foster
Dec. 10th. 1948
Guy B. Foster
Joe H. Long
Robert L. Waldrop, Jr.