

THE STATE OF SOUTH CAROLINA, }
COUNTY of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. Henry Seaborn of said County and State SEND GREETINGS:

WHEREAS, I, the mortgagor, hereinabove named

in and by my certain promissory note in writing, of even date with these presents, well and truly indebted to the mortgagee hereinafter named Mrs. Andrea C. Patterson, Trustee

in the full and just sum of three hundred and fifty dollars (\$350.00) DOLLARS, to be paid on the twelfth day of November A.D. 1921

with interest thereon from this date at the rate of eight per cent. per annum, to be computed and paid annually 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 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 fees fifty dollars (\$50.00)

besides all costs and expenses of collection, to be added to the amount due on said note to be collected 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 in legal proceedings of any kind or if any part of the money due on said note be not paid when due (all of which is secured under this mortgage), as is provided by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the mortgagee hereinafter named, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me 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, sell and release unto the said

Andrea C. Patterson, Trustee and her successors and assigns forever, All those two certain pieces, parcels or tracts of land situate, lying and being in the State of South Carolina and County of Greenville, in Grove Township, about eleven miles from the City of Greenville on the old Grove road and on another road which leads from the old Grove road to Pepper School House, described respectively as follows, to-wit:

(1) That tract containing nineteen acres, bounded by lands belonging to the children of William Cason (formerly belonging to the estate of W.A. Peppers, deceased), Charles C. Brown and Jeff Mayfield; this being the same tract of land conveyed to me, the said J. Henry Seaborn, by Julius H. Heyward by deed bearing date the fifth day of January 1904, and recorded in the office of the Register of Mesne Conveyances for said County and State on the twelfth day of February, 1904 in Book LLL, of Deeds, at page 359; this being the twenty acre tract known as tract No. 4 on the plat of W.A. Hudson, dated January 8, 1898, except for one acre thereof which was conveyed by Julius H. Heyward to Jeff Mayfield by deed bearing date the fifth day of January 1904 and recorded in said office on the 8th, day January 1904 in Book LLL, of Deeds, at page 215; thus leaving nineteen acres in this tract as above stated.

(2) That tract having the following metes and bounds, according to a plat thereof made by John M. Cureton, bearing date third day of April 1905, and recorded in said office on eighth day of May 1908, in Plat Book A., at page 243, to-wit: Beginning at a stake on the south-east side of the old Grove Road, on corner of lot of land belonging to Jeff Mayfield, and running thence along said Jeff Mayfield's line S. 71-1/3° E. 33.25 chains to a stone 3xm; thence N. 62-1/2° E. 9.43 chs. to a stone 3xom; thence N. 71-1/3° W. 38.50 chs. to a sassafras 3xom on the last mentioned road; thence along said road in a general south-westerly direction to the beginning corner, containing twenty-three acres, more or less, adjoining lands of Jeff Mayfield and Alex L. Seaborn; this being a portion of a tract of land containing forty-eight acres, more or less, conveyed to Jeff-Mayfield and myself (an undivided one-half interest to each) by Julius H. Heyward by two deeds bearing date the fifteenth and sixteenth days of January 1905, respectively and recorded in said office on the nineteenth day of May, 1908 in Book "WWW" of Deeds, at pages 642 and 643, respectively; said tract of land having been subsequently petitioned by the said Jeff Mayfield and myself by mutual deeds; the deed from the said Jeff Mayfield to me covering the twenty-three acre tract above described, bearing date the first day of January 1910, and recorded in said office on the fifth day of January 1910 in Book No. 5 of Deeds, at page 379.

The nineteen acre tract first above described has the following courses and distances according to the Hudson plat, to-wit: Beginning at a walnut 3x on the east side of the road, on corner of tract No. 2 belonging to the estate of Jeff Mayfield, and running thence along the Mayfield line S. 75-1/3° E. 23.05 chains to a stake on corner of tract No. 3; thence with last mentioned tract N. 24-1/3° W. 10.30 chs. to a stone on line of W.A. Peppers land, thence along the Pepper line N. 77-1/2° W. 13.20 chs. to stone; thence N. 1° E. 7.64 chs. to a stone 3x on corner of another belonging to the estate of Jeff Mayfield; thence along the Mayfield line N. 80-1/2° W. 3.24 chs. to a stone 3x on said road; thence along the road as the line 14.80 chs. to the beginning corner.

There is no other lien or encumbrance on said land or any part thereof by mortgage, judgment or otherwise, except for two mortgages recorded in said office in book 44, at pages 140 and 147, respectively and except for a third mortgage recorded in said office in Book 31, at page 136, and except for a fourth mortgage given to T.K. Charles for \$165.00 dated March 23rd, 1920 and recorded in said office in Book 85, at page 173. The mortgage to Mr. Charles is to be paid out of the proceeds of the loan.

for Satisfaction see page 510.
Book # 19
R. E. M.
RECORDED AND FILED
MAY 19 1921
OFFICE OF THE REGISTER OF MESNE CONVEYANCES
GREENVILLE COUNTY, S. C.
4-15-21