

WALKER, EVANS & COBURN CO., CHARLESTON, S. C. 29202

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Charles S. Brooks, of said County and State of South Carolina, the mortgagor, hereinabove named, SEND GREETINGS

in and by my two certain promissory notes made in writing, of even date with these presents, am well and truly indebted to the mortgagee, hereinabove named, Mrs. Andrea C. Patterson in the full and just sum of twelve hundred and fifty dollars, and Mrs. Andrea C. Patterson, Trustee in the full and just sum of fifteen hundred to be paid on the twenty-seventh day of November, A.D. 1922

with interest thereon from this date at the rate of eight per cent per annum, to be computed and paid annually; and if any portion of principal or interest be any time last due unpaid, then the whole amount evidenced by said notes to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said notes further providing for an attorney's fee of two hundred and seventy-five dollars

besides all costs and expenses of collection to be added to the amount due on said notes 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 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 in and by the said note, reference being thereunto had, will more fully appear.

NOBIS KNOWN ALL MEN: That the said mortgage, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the mortgagee, hereinabove named, according to the terms of the said notes 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.

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 and her successors and assigns all that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, in Austin Township, about nine miles from the City of Greenville and about one and a half miles from Maudin's Station, having the following metes and bounds, according to a plat thereof made by W. R. Baldwin, dated June 17, 1921 to-wit:-

Beginning at a stake on corner of land belonging to Mrs. Cox and running thence along line of the Adams land S. $54\frac{1}{2}^{\circ}$ W. 27.28 chains to a stone; thence S. 38° E. 11.00 chains to a stone; thence S. 48° W. (still along the Adams line) 8.28 chains to a stone; thence along line of J.H. Brooks land and crossing Maple Creek N. 77° E. 21.74 chs. to a maple; thence S. $41\frac{1}{4}^{\circ}$ E. 3.47 chs to a poplar; thence N. 68° E. 12.40 chs. to an iron pin on joint corner of the seventy-three acre tract and the twenty-five acre tract hereinafter referred to; thence N. $66\frac{1}{2}^{\circ}$ E. 9.07 chs to stake on or near road; thence along or near said road and along line of land of John P. Baldwin N. $45\frac{1}{2}^{\circ}$ E. 10.20 chs. to stone on or near said road; thence N. $37\frac{1}{4}^{\circ}$ W. along line of land belonging to the said C.S. Brooks and to S.J. Brooks 28.24 chs to a black oak; thence along line of Mrs. Cox land S. $20\frac{1}{2}^{\circ}$ W. 22.03 chs. to a stone on joint corner of the 73 acre tract and the 17-1/2 acre tract hereinafter referred to; thence N. $37\frac{1}{4}^{\circ}$ W. along line of Mrs. Cox land 17.40 chs. to the beginning corner, containing One hundred and fifteen and one fourth ($15\frac{1}{4}$) acres, more or less.

The land hereinabove described was conveyed to me by several separate deeds as follows:

(1) A deed from my father, Jacob H. Brooks and my brother, Samuel H. Brooks dated February 22, 1913 and recorded in the office of the Register of Mesne Conveyances for said County and State in Deed Book 70, at page 502, containing 73 acres, more or less, of which twelve acres had been conveyed to the said Samuel S. Brooks by Miss Jean Adams as executrix, and David J. Adams as Executor of the will of Mrs. Mary Ann Adams, deceased by deed bearing date May 11, 1907, and recorded in said office in deed book "WWW", at page 431. The remaining sixty-one acres of said tract had been conveyed to the said Jacob H. Brooks by William S. Baldwin by deed dated November 4, 1902 and recorded in said office in Deed Book "JJJ", at page 409.

(2) A deed from W.R. Poole and W.N. Poole dated November 29, 1915, and recorded in said office in Deed Book 78, at page 274, conveying twenty-five acres, more or less.

(3) Several deeds from the heirs at law of Matthew A. Griffith, deceased, executed in December 1910 and recorded in said office in Deed Book 43, at page 324, and in Deed Book 51 at pages 1, 52 and 53, conveying seventeen and a quarter ($17\frac{1}{4}$) acres, more or less.

There is no other lien or encumbrance upon said land or any part thereof by mortgage, judgment or otherwise.

State of South Carolina, County of Greenville. Andrea C. Patterson, Trustee, lived to me, cure the par about one in said County day of July And I hereby and state in his of Witness my Signed, sealed the presence of J. Lynn Alpha B. Chi State of South County of Greenville. That she and as trustee,

County of Greenville. by Charles S. Brooks, individually and to the use of Mrs. Andrea C. Patterson, Trustee, in the full and just sum of twelve hundred and fifty dollars, and Mrs. Andrea C. Patterson, Trustee, in the full and just sum of fifteen hundred on the twenty-seventh day of November, A.D. 1922.

at the rate of eight per cent per annum, to be computed and paid annually; and if any portion of principal or interest be any time last due unpaid, then the whole amount evidenced by said notes to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said notes further providing for an attorney's fee of two hundred and seventy-five dollars besides all costs and expenses of collection to be added to the amount due on said notes 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 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 in and by the said note, reference being thereunto had, will more fully appear.

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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 and her successors and assigns all that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, in Austin Township, about nine miles from the City of Greenville and about one and a half miles from Maudin's Station, having the following metes and bounds, according to a plat thereof made by W. R. Baldwin, dated June 17, 1921 to-wit:-

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