

WALKER, EVANS & CORWELL CO., CHARLESTON, S. C. 29422

THE STATE OF SOUTH CAROLINA, }

COUNTY of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I Hiram Hobby 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 am well and truly indebted to Bank of Simpsonville hereinafter named

Seven hundred and fifty dollars (\$750.00) in the full and just sum of DOLLARS, to be paid One year after date

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 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 fee of ten percent of indebtedness thereon besides all costs and expenses of collection, to be added to the amount due on said note 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.

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 hereinabove 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

Bank of Simpsonville and its successors and assigns, all that certain piece, parcel or tract of land containing one hundred and fifty-five and six-tenths (155.6) acres, more or less, situate, lying and being in Butler Township, Greenville County, State of South Carolina, on both sides of Peter's Creek of Enoree River and on both sides of the road from Greenville to Bennett's Bridge, about twelve miles from the City of Greenville, about six miles from Simpsonville, about one-half mile from Pliny School and about one-half mile from Cross Roads Baptist Church, having the following metes and bounds, according to a plat thereof made by W.J. Riddle, dated August 2, 1922, to-wit: Beginning at an ash on line of land of Dock Smith at point where a gully empties into Peter's Creek; thence up said gully following the meanders thereof as the line in a general North-easterly direction 8.50 chains to a stone; thence N. 63-1/2° E. 12.00 chains along the Dock Smith line to a stone; thence S. 41-1/2° E. 7.38 chains to a stone on road to Bennett's Bridge; thence along line of lands of W. Snow and T.T. Thompson S. 41° 10' E. 19.66 chains to a stone; thence along line of land of T.T. Thompson S. 4° W. 11.58 chains to a stone; thence S. 3° 30' W. 14.29 chains to a stone; thence along line of lands of J.M. Verdin S. 83° 30' W. 15.64 chains to a stake; thence along the Verdin line S. 85° W. 10.80 chains to a stone; thence along the Verdin line N. 6-7/8° W. 19.24 chains to a stone near the road to Bennett's Bridge; thence along the Verdin line S. 70° W. 16.40 chains to a stone; thence along line of Dan Fowler's land N. 14° W. 23.64 chains to a stone on Peter's Creek; thence down said creek following the meanders thereof as the line, first in a north-easterly direction approximately 11.30 chains to a bend in said Creek; thence along said Creek in a south-easterly direction approximately 9.10 chains to the beginning corner. This includes the land conveyed to me by D.P. Verner, Master by deed dated March 4, 1889 and recorded in the office of the Register of Mesne Conveyances for said County and State in Deed Book "VV", at page 6. It also includes all of the land conveyed to me by James F. Fowler by deed dated November 10, 1890, and recorded in said office in Deed Book "XX" at page 396; less about twenty and one-half acres, conveyed by me to F.L. Smith (usually known as "Dock" Smith) by deed dated December 18, 1912 and recorded in said office in Deed Book 20, at page 488. This mortgage is subsequent and junior to a mortgage for \$2800.00 this day executed and delivered by me to The Federal Land Bank of Columbia.