

THE STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W.S. Skinner

SEND GREETING:

WHEREAS, I, the said, W.S. Skinner

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to C.W. Ballenger

in the full and just sum of Eleven hundred and forty-two (\$1142.00) Dollars to be paid as follows: Two hundred, twenty-eight and 40/100 (\$228.40) Dollars one year after the date hereof: Two hundred, twenty-eight and 40/100 (\$228.40) Dollars two years after the date hereof: Two hundred, twenty-eight and 40/100 (\$228.40) Dollars three years after the date hereof: Two hundred, twenty-eight and 40/100 (\$228.40) Dollars four years after the date hereof, and Two hundred, twenty-eight and 40/100 (\$228.40) Dollars five years after the date hereof.

with interest thereon from date at the rate of seven 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 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; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said, W.S. Skinner

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said C.W. Ballenger

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said W.S. Skinner in hand, well and truly paid by the said C.W. Ballenger

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 C.W. Ballenger, All that certain piece, parcel or tract of

land lying and being in the State and County aforesaid, in O'Neal Township: Beginning at a stake in the Mays Bridge Road, C.W. Ballenger's corner, and runs thence with the said road N. 67-3/4 W. 124 feet to a stake, C.W. Ballenger's corner; thence N. 67-1/2 W. 158 feet to bend in road; thence N. 49-3/4 W. 100 feet to bend in road; thence N. 31-1/2 W. 400 feet to a stake in road; corner being on J.J. Willis' line; thence with said line S. 67-1/4 W. 472 feet to a stake (red oak gone); thence S. 43-1/2 W. 690 feet to a poplar 3x on J.J. Willis' line; thence S. 1-1/2 W. 882 feet to a stone (gone); thence S. 28 E. 191 feet to a stake in the old run of Beaver Dam Creek; thence with the old run of the said Creek to the intersection of a branch; thence with the branch as a line to a stake in the bend of the branch; thence with the branch as the line N. 21-1/2 E. 112 feet to a stake in the said branch; thence N. 36-1/2 E. 324 feet to a stake at the head of a gully; thence N. 29 E. 396 feet to the beginning corner, containing fifty-one and three fourths (51.3/4) acres, more or less.

Being the same tract of land conveyed to me by C.W. Ballenger by his deed dated January 2, 1922, recorded in R.M.C. Office for Greenville County in Volume 74, page 487.

It is understood that this mortgage is a second mortgage over the above described premises, being second to a mortgage executed by W.S. Skinner to the Atlantic Joint Stock Land Bank on January 13th, 1923, recorded in Mortgage Book 120, page 127, and given to secure the sum of Fifteen hundred (\$1500.00) Dollars.

The mortgagor covenants and agrees not to cut or remove any timber now standing on said lands other than is necessary for fire wood and for the purpose of making repairs and improvements on the buildings situate on said lands.

SKINER'S MORTGAGE
BY C.W. Ballenger

Received & acknowledged
W. H. Rector
Deputy
2 Jan. 1925