

THE STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

*Mr. B. F. Hodgens and Sadie Morgan*

SEND GREETINGS:

WHEREAS, *we*, the mortgagor *s* hereinabove named.

in and by *our* certain *promissory* note in writing, of even date with these presents, *we* well and truly indebted to *F. M. E. Martin* the mortgagee hereinafter named.

*Two Hundred Fifty Two and 37/100 (\$252.37)* in the full and just sum of DOLLARS, to be paid.

with interest thereon from *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 per cent of the whole amount due 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 *we* the said mortgagor *s*

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 *us* the said mortgagee 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

*F. M. E. Martin, the following described real estate:*

*All that certain piece, parcel and tract of land situate, lying and being in Paris Mountain Township, County and State aforesaid, being known and designated as Tract no 5 of a subdivision of the William St. Davis lands according to a plat and survey of same made by D. B. Hunt Surveyor, December 24, 1915, and containing 20.24 acres, more or less, and having the following metes and bounds: Beginning at a stake 34 N M, this being the common corner of Tracts nos 2, 3, 5 and 6, and runs thence S. 76 3/4 N. 8. 30 chs to a stake 34 N M, thence S. 20 N. 16. 98 chs to a stake 34 N M, thence S. 73 E. 14. 10 chs to a stake 34 N M, thence N. 1 E. 21. 27 chs to the beginning corner. Less, however, 6 8/100 of an acre conveyed from the above tract by B. F. Hodgens to R. L. Ford by deed dated February 18, 1929, and recorded in the R. M. C. Office for the State and County aforesaid in Vol 148, page 283, and being the same land conveyed to B. F. Hodgens, by E. Inman, Master by deed dated January 27, 1916, and recorded in the R. M. C. office for Greenville County in Vol 40, page 118.*

*Also: All that piece, parcel and lot of land in Paris Mountain Township, Greenville County, State of South Carolina, and bounded by lands of R. L. Ford and B. F. Hodgens, and being a part of tract no 4 as shown on a subdivision of the James M. Hodgens lands which plat is of record in the office of the R. M. C. for Greenville County in Plat Book "7" at page 292, and having the following courses and distances. Beginning on an iron pin at the head of a gully B. F. Hodgens corner and runs thence with the line of B. F. Hodgens S. 73 00 E. 366. 5 feet to a stake on the original line between B. F. Hodgens and R. L. Ford; thence S 80. 45 N. 393 feet to a stake in a branch; thence with the branch N. 5 20 N. 52 feet to a stake in the same branch; thence N. 19-10 E. 124 feet to the beginning corner containing 0.74 of an acre, more or less, and being the same land conveyed to B. F. Hodgens by R. L. Ford by deed dated February 18, 1929, and recorded in the R. M. C. office for the County and State aforesaid in Vol 152, page 67.*

*An undivided one-half interest in the foregoing lands were conveyed to Sadie Morgan by B. F. Hodgens by deed dated May 28, 1932, and not yet recorded.*

*PAID AND CANCELLED BY OFFICE OF THE RECORDER OF DEEDS, GREENVILLE COUNTY, S. C. # 5783*