

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

A. H. Brown of Greenville, S.C.

SEND GREETING:

WHEREAS, *A. H. Brown*, the said *A. H. Brown*
in and by *myself* certain *obligator* note in writing, of
even date with these presents, *and* well and truly indebted to

J. G. Ballinger
in the full and just sum of *One Thousand (\$1000.00)*
Dollars, to be paid *One year after date thereof*

with interest thereon, from *date* at the rate of *eight* per cent. per annum to be
computed and paid *semi-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, said note further providing for an attorney's fee of *ten per cent on paid*
amount 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 (all of which is secured under this mortgage); as in and by the said note, reference
being thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, That *I* the said *A. H. Brown*
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said
J. G. Ballinger
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to *2.00*, the said
A. H. Brown
in hand well and truly paid by the said *J. G. Ballinger*

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 *J. G. Ballinger*: All that certain piece, parcel and tract of

land situate, being and lying in the County and State aforesaid and in Cleveland Township,
on Middle Saluda River and having the following metes and bounds, courses and distances,
according to a plat thereof made by W.A. Hester, Surveyor, on the 10th day of May A.D. 1921,
to-wit: Beginning at a stake on the East bank of Middle Saluda River and running thence N.
67 E. 1660 chains along the line of D.P. Bates' land to a white oak; thence N. 70 E. 1240
chs. to a stone; thence S. 11-1/2 W. 5.72 to a red oak; thence S. 25-1/2 E. 15.20 chs. to a stone
Xom on the Jones Gap Road; thence with the meanderings of said road, crossing the Railroad
right of way in a northeastern direction with the centre of said road 21.50 chs. more or less,
to a red oak Xom; thence N. 17 W. 7.00 (462 ft.) to a stake; thence N. 33 E. 3.50 (231 ft.)
to stone; thence N. 40 W. 1.00 (66 ft.) to a stone; thence N. 56-1/4 W. 5.00 to a stone Xom;
thence S. 53-3/4 W. 12.95 to a stone; thence N. 41-1/4 W. 20.50 to a stone (Pine gone); thence
S. 76-1/4 W. 11.00 to a stone; thence N. 9-1/2 W. 1.55 to a wild cherry tree on bank of Saluda
River; thence 10.91 along banks of Middle Saluda River to a seven Bark Xom; thence S. 16
E. 2.50 to a Hickory; thence S. 56-3/4 W. 9170 to a stake on banks of Middle Saluda River;
thence 16.83 chains to a stake on, the beginning corner on bank of Saluda River, containing
one hundred acres of land, more or less; and being a part of a tract of land conveyed to me
by F.F. Beattie and H.C. Poe.