MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 46399

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, C.M. Hart, of Pickens County, formerly of Greenville County. P.O. Address, Easley, S.C. R.F.D. #6 SEND GREETING:

WHEREAS, I, the said C.M. Hart in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Mrs. Emma B. Bates in the full and just sum of Six hundred and fifty ($650.00) Dollars, to be paid on or before one year after date hereof

with interest thereon, from September 15th, 1926 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 One hundred ($100.00) Dollars 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 C.M. Hart in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Emma B. Bates according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me, the said C.M. Hart in hand well and truly paid by the said Emma B. Bates 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 Emma B. Bates, and her heirs and assigns: All that certain piece, parcel or tract of land, with all the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Saluda Township, on branch waters of North Fork and Middle Fork of Saluda Rivers, and having the following metes and bounds, to-wit:-

Beginning at a stake at a poplar on the branch, and running thence S. 39-½ E. 18.15 chs. to a stake; thence S. 89 E. 41.50 chs. to a stake; thence S. 27 E. 20.00 chs. to a hickory; thence S.47 W. 15.00 chs. to a red oak; thence S. 35-½ W. 9.80 chs. to a red oak; thence S. 79-½ W. 7.50 chs. to a black oak; thence S. 87-½ W. 5.50 chs. to a red oak; thence S. 68 W. 6.90 chs. to a post oak; thence S. 76-2/3 W. 7.75 chs. to a stake; thence N. 70 W. 2.00 chs. to a chestnut stump; thence N. 44-2/3 W. 16.00 chs. to a spanish oak; thence N. 46-½ W. 29.50 chs. to a spanish oak stump; thence N. 41-½ E. 18.15 chs. to sweet gum on the branch; thence up said branch about 15.00 chs. to the beginning corner, and containing Two hundred and forty-eight (248) acres, more or less.

Bounded by lands of Cox, Stroud, Waldrop, Bridges, Johnson and others. This is the same land conveyed to me by Deed dated 26th, day of January 1916, and recorded in the R.M.C. Office for Greenville County, S.C., in Volume #32, at page 344, to which reference is hereby made.

It is further understood and agreed that no trees are to be cut on the within described premises, exceptfor domestic purposes and that no timber is to be removed from the within described premises without the written consent of Mrs. Emma B. Bates, her heirs and assigns first had and obtained.

WITNESS: C.M. Hart (L.S.)

THE DEBT HEREBY SECURED IS PAID IN FULL AND THE LIEN OF THIS INSTRUMENT IS SATISFIED AND THE HEREBY CANCELLED. WITNESS MY HAND AND SEAL THIS 19 DAY OF 1927

Emma B. Bates

WITNESS: Mrs. Emma B. Bates (L.S.)