

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, B.F. Payne SEND GREETING:

WHEREAS, I, the said B.F. Payne
in and by my certain promissory note in writing, of
even date with these presents, am well and truly indebted to
The Peoples National Bank

in the full and just sum of Sixteen hundred ninety two and 25/100
Dollars, to be paid Forty-five days from date, with option to anticipate payment

with interest thereon, from maturity at the rate of 8 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; said note further providing for an attorney's fee of

ten per centum 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 B.F. Payne
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

The Peoples National Bank
according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me, the said
B.F. Payne

in hand well and truly paid by the said
The Peoples National Bank

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 The Peoples National Bank, its successors and assigns: All those

three certain places, parcels or tracts of land situate, lying and being in the County and State above named, in Grove Township, waters of Grove Creek, about 11 miles Southwest from Greenville Court House, having the following metes and bounds, to-wit:

Tract #1: All that tract of land known as Lot No. 10 of the survey of Jas. K. Dickson, D.S. dated September 17, 1880, and containing 89-3/4 acres, more or less, and sold as part of the real estate of Samuel P. Burbage, deceased, beginning at a stone, Hickory and P.O. Pointers; thence S. 47-1/2 W. 25.57 to walnut; thence S. 40 E. 33.50 to stone; thence N. 60 E. 26.00 to stone on the road; thence with the road to the beginning corner, adjoining lands now or formerly belonging to F.E. McKenzie, William Tarrant and Lot #11 of the above survey.

Tract #2: All that certain tract of land, in Grove Township, waters of Grove Creek, containing Sixty one (61) acres, more or less, adjoining lands now or formerly belonging to B.F. Cleveland, F.E. McKenzie, Mrs. Martha A. Charles and others, and being the same tract of land conveyed to my father, Aaron Payne by R.H. Jacobs, by deed dated January 6, 1886, recorded in Vol. "RR", at page 352, and also the same land which my brother Wm.R. Payne and my sister, Alice P. Eskew conveyed to me their interest by deed dated November 17, 1926, recorded in Vol. 86, at page 235.

Tract #3: All that tract of land in Grove Township, beginning at point in center of Grove Creek; thence N. 34.20 W. 11.25 to stone; thence N. 11 E. 41.40 to Maple; thence N. 82-1/2 W. 1.50 to branch; thence down the meanderings of said branch 6.76 to creek; thence down meanderings of said Creek as the line to the beginning corner, containing 23.3 acres, more or less, and being the same land conveyed to me by Walter Rosemond by deed dated December 30, 1919, recorded in Volume 68, at page 13.

Handwritten notes and signatures:
- "paid 10/10/1927"
- "The Peoples National Bank"
- "Greenville, S.C."
- "B.F. Payne"
- "10/10/1927"
- "All rights reserved 1927"