

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Saluda Real Estate Company, a corporation.

SEND GREETING:

WHEREAS, the said Saluda Real Estate company, a corporation in and by its certain Promissory note in writing, of even date with these presents, is well and truly indebted to

W.O. Groce in the full and just sum of Thirty-four hundred + no/100 (\$3400.00) Dollars, to be paid June 18, 1928.

with interest thereon, from date 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 (10%) Per cent.

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, 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 the said Saluda Real Estate Company, a corporation, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said W.O. Groce

according to the terms of said note, and also in consideration of the further sum of Three Dollars, to Saluda Real Estate Company, the said W.O. Groce in hand well and truly paid by the said W.O. Groce

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 W.O. Groce.

Its undivided one-half interest of, in or to all that Piece, Parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Southeast side of the Anderson Road near the city of Greenville, and described by meters and bounds as follows:

Beginning at a stake in the center of the Anderson Road, at the Southwest corner of a four acre tract sold to Seborn, and runs thence S. 22 1/2 E. with the Southwest line of the said Seborn tract 339 feet to the G. & C. R.R.; thence with said R.R. a southwesterly course 540 feet to a stake at the trestle just west of the Creek; thence N. 35 W. 309 feet to a stake; standing near the Northwest side of said Anderson Road; thence N. 57 1/2 E. 285 feet to a stake in the center of said road and thence with same N. 64 E. 330 feet to the beginning corner, being four acres more or less - Being a part of the Jenkins tract and being the same lot of land conveyed to us by Mollie Gore by deed dated April 27, 1927, and recorded in the R.M.C. office for Greenville County in volume.

This mortgage is to secure a portion of the purchase price, State of South Carolina, County of Greenville.

Personally appeared before me Garrison Wyatt and made oath that he saw the within named Saluda Real Estate Company, a corporation, by its duly authorized officers L.W. Jarvis, Pres. sign, seal and with its corporate seal, and as the act and deed of said corporation deliver the within written deed and that he with Addie Julian witnessed the execution thereof sworn to before me this 27th day of April, A.D. 1927.

L. C. Elrod, (seal) Garrison Wyatt
Notary Public for South Carolina

For value received I do hereby assign, transfer and set over to S. C. Natl. Bank the within mortgage and the note which it secures this 28 day of April, 1927
witness: L. C. Elrod E. E. Nicoll. W.O. Groce.