

State of South Carolina,

County of Greenville,

To all to whom these presents may concern:

We, J. P. Farmer and wife, Bertha L. Farmer, of Buncombe County, North Carolina

Send Greeting:

Whereas, we, the said J. P. Farmer and wife, Bertha L. Farmer, in and by our certain promissory notes in writing of even date with these presents, are well and truly indebted to S. J. Fortune of Buncombe County, North Carolina, to be paid as follows:

(1) One note in the sum of One Hundred Dollars (\$100.00) to be paid four (4) months after date.

(2) One note in the sum of One Hundred Dollars (\$100.00) eight (8) months after date.

(3) One note in the sum of One Hundred Dollars (\$100.00) twelve (12) months after date.

With interest thereon from date until paid at the rate of six (6%) per cent per annum; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage.

Now, Know all men, that we, the said J. B. Farmer and wife, Bertha L. Farmer, in consideration of the said debt and the sum of money aforesaid, and for the better securing the payment thereof to the said S. J. Fortune according to the terms of said notes, and also in consideration of the further sum of Five Dollars (\$5.00) to us the said J. B. Farmer and wife, Bertha L. Farmer, in hand well and truly paid by the said S. J. Fortune 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 S. J. Fortune all that Piece, Parcel or lot of land in Butler Township, Greenville County, South Carolina, about four (4) miles from the City of Greenville on the Spartanburg Road, and having the following metes and bounds, To-wit:

Beginning at an iron pin (chestnut stump) and running thence S. 14- $\frac{3}{4}$ W. 11.37 to stone; thence N. 70 $\frac{1}{4}$ W. 15.45 to an iron pin on old line; thence N. 28 $\frac{3}{4}$ E. 7.11 to iron pin in road; thence N. 16 $\frac{1}{2}$ E. 539 feet, along line of land conveyed by me to J. S. Farmer, to an iron pin in center of road, corner of Leonard Green; thence with his line S. 51 $\frac{1}{2}$ E. 12.50 to the beginning corner, and containing 17.55 acres, more or less, and being a portion of the tract of land conveyed to me by Eulis Greer by Deed dated the 31st day of March, 1920, and being recorded in the R. M. C. Office for the County and State aforesaid in Vol. 49, Page 372.

Together with all and singular the Rights, Members, Hereditaments and appurtenance to the said Premises belonging, or in any wise incident or appertaining.

Subject to a prior mortgage in the sum of \$1500.00

To have and to hold all and singular the Premises before mentioned unto the said S. J. Fortune, his Heirs and Assigns forever.

And we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said Premises unto the said S. J. Fortune, his heirs and assigns from and against us and our heirs, executors, administrators, and assigns, and every person whomsoever lawfully claiming or to claim the name or any part thereof.

And if at any time any part of said debt or interest thereon be past due and unpaid we hereby assign the rents and profits of the above described premises to the said Mortgagee, or his heirs, executors, administrators or assigns.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these Presents that if we, the said mortgagors do and shall well and truly pay or cause to be paid until the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said notes, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

And it is agreed by and between the said parties that said mortgagors are to hold and enjoy said premises until default of payment shall be made.

Witness our hands and seals this the 8th day of May, 1930.

Signed, sealed and delivered
in the presence of:

Claude L. Love.
J. T. Wallen.

J. P. Farmer (SEAL)

Bertha L. Farmer. (SEAL)

(OVER)