

MORTGAGE OF REAL ESTATE

20200 PROVISIONE JARRARD & MARTIN - GREENVILLE

The State of South Carolina, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John B. Cole, of Greenville, State aforesaid,

SEND GREETING:

WHEREAS, I, the said John B. Cole,
in and by my certain promissory note in writing, of
even date with these presents, well and truly indebted to

J. Rolfe Babb, Guardian
in the full and just sum of One hundred fifty and no/100 (\$150.00) Dollars,
Dollars, to be paid one year from date,

with interest thereon, from date at the rate of 7% 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

fifty (\$50.00) Dollars, besides all costs and expenses of collection, to be
added to the amount due on the 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); and by the said note, reference being thereunto had, will
more fully appear.

NOW, KNOW ALL MEN, That the said John B. Cole,
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

J. Rolfe Babb, Guardian,
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me
John B. Cole,
in hand well and truly paid by the said J. Rolfe Babb, Guardian

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. Rolfe Babb, Guardian, his successors and assigns forever:

"All that certain tract of land situate in Chick Springs Township, County and
State aforesaid, Containing Twenty-Four and 3/4 acres (24. 3/4) acres, more or less,
and having the following metes and bounds, to-wit:

Beginning at stake in middle of road leading to Paris and running thence S. 31 1/2
E. 6.30 to angle in road; thence S. 22 1/4 E. 2.13 to angle in road; thence S. 54 1/2 E. 2.12
to angle in road; thence S. 19 1/4 E. 5.43 to angle in road; thence S. 85 1/2 E. 4.00 to
stake in middle of road; thence N. 82 1/2 E. 3.60 to stone thence S. 65 1/8 E. 5.00 to
stone; thence N. 26 1/4 E. 1.15 to iron pin; thence N. 29 W. 26.75 to stake in middle road
leading to Greenville corner of Sarah E. Cole's tract; thence along the middle of said
road S. 83 W. 7.22 to stone; corner of James R. Cole's tract; thence S. 1 1/2 E. 7.81 to
the beginning corner in the road leading to Paris, all of which more fully appears in
Plat of survey of lands of Mrs. S. E. Cole, deceased, made by W. A. Adams, Surveyor,
September 1910, to be found in the record of the above entitled case."

Less Ten and 21/100 acres heretofore conveyed to Eva Pollard, ten acres having
been deeded from the above described tract and 21/100 acres having been deeded from a
tract conveyed to me John B. Cole by Edward Green. This mortgage covers 14 1/2 acres, more
or less, of the first tract described above.

Handwritten notes:
"The note which was dated 1-13-1935 Babb" (circled)
"# 2273" (circled)
"March 35" (circled)
"Gresham" (circled)
"P." (circled)