

MORTGAGE OF REAL ESTATE

The State of South Carolina, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, M. E. Sims, of Greenville County, in the State aforesaid,

SEND GREETING:

WHEREAS, I, the said M. E. Sims,
in and by my certain promissory note in writing, of
even date with these presents, am well and truly indebted to J. B. Martin,

in the full and just sum of Two thousand and no/100 Dollars,
Dollars, to be paid one year after date,

with interest thereon, from date at the rate of 7 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 cent. 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); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said M. E. Sims,
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said
J. B. Martin,

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said
M. E. Sims,

in hand well and truly paid by the said J. B. Martin,

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. B. Martin, his heirs and assigns forever, all that

certain tract of land in the County of Greenville, State of South Carolina, containing one hundred forty and one-half (140½) acres, more or less, in Dunklin Township, being the same tract conveyed to M. A. Gilstrap, Sr. by J. J. McSwain deed dated December 28, 1907, recorded in the Office of R. M. C. for the said County in Book WWW, page 143, and also in plat annexed to said deed, but not recorded, said plat by J. P. Willis, Surveyor, dated January 20, 1906, and being also more fully described in deed of J. W. Gray, Master, to J. J. McSwain, dated January 10, 1907, recorded in said Office in Book UUU, page 234, and is the same tract of land conveyed to me by E. Inman, Master, by deed dated February 10, 1936, and yet to be recorded.

*SM Release see R. C. M. Book 582 Page 367
SM Release see R. C. M. Book 470 Page 207.*