

MORTGAGE OF REAL ESTATE

The State of South Carolina, }

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. Scippio Peden

SEND GREETING:

WHEREAS, I, M. Scippio Peden, the said.

in and by my certain promissory note in writing, of

even date with these presents, am well and truly indebted to the Atlantic Joint Stock Land Bank of Raleigh a corporation operating under an act of Congress entitled "The Federal Farm Loan Act," with its principal place of business in Raleigh, North Carolina, in the full and just sum of One Thousand Seven Hundred Eightythree and 60/100 (\$1,783.60)

Dollars, to be paid in twenty (20) equal annual installments of \$89.18 each, first installment due and payable December 1, 1936, and the succeeding installments to become due and payable on the first day of December each year thereafter until \$1,783.60 is paid in full. with interest thereon, from April 1, 1936 at the rate of six (6%) 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 provides for an attorney's fee of ten per centum.

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, with same to 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, M. Scippio Peden, the said.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Atlantic Joint Stock Land Bank of Raleigh according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to M. Scippio Peden

in hand well and truly paid by the said

Atlantic Joint Stock Land Bank of Raleigh 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 Atlantic Joint Stock Land Bank of Raleigh;

All that certain piece, parcel or tract of land containing one hundred three and eighty one hundredths (103.80) acres, more or less, situate, lying and being in Oaklawn Township, Greenville County, State of South Carolina, and being bounded on the North by Tract #4 of the "Gray-Ransom Farm" and the locker lands, on the East by the lands of Jane Terry Estate, on the South by the road to Fork Shoals which separates the tract of land hereby conveyed from Tracts nos. One (1) and two (2) of the "Gray-Ransom Farm", and also bounded on the South by the Joseph land, and on the West by a public road which separates the tract of land hereby conveyed from Tract #6 of the "Gray-Ransom Farm", and having such shape, site, course and distances as will more fully appear by reference to map thereof prepared by W. J. Riddle, Surveyor, March 26-30, 1936, which is on file with the Atlantic Joint Stock Land Bank of Raleigh, and being Tract Number Three (3) of the "Gray-Ransom Farm", and being more particularly described as follows:

Beginning at a stone in locker's line, which stone is the most northeastern corner of the tract of land hereby conveyed; thence with locker's line North 85 degrees 37 minutes West 1574 feet to an iron pin, locker's corner; thence with the line of Tract #4 of the "Gray-Ransom Farm" north 85 degrees 37 minute West 1725 feet to a stake in the center of the public road; thence with the center of said public road South 16 degrees 30 minutes West 218 feet; thence again with the center of said public road South 34 degrees 45 minutes West 497 feet. thence again with said public road South 17 degrees West 439 feet to a stake; thence leaving said road South 79 degrees 15 minutes East 3168 feet to a stake; thence north 11 degrees 30 minutes East 132 feet in the center of the road to Fork Shoals; thence with the center of said road the following course and distances. South 83 degrees 30 minutes East 485 feet; north 86 degrees 45 minutes East 569 feet; thence north 80 degrees 05 minutes east 754 feet to a stake in the center of said road; thence leaving said road north 2 degrees 38 minutes East 1949 feet to the point of beginning. It is further expressly covenanted, understood and agreed that this mortgage and the note and all notes which it secures are allocated, but delivered for the purpose of securing the balance purchase price money for the lands and property hereinbefore described.

This Mortgage Assigned to Mechanics Bank & Trust Co. on 15 day of Dec. 1941. Assignment recorded in Vol. 218 of R. E. Mortgages on Page 15.

This assignment to the mortgage, see R.E.M. Book 205, Page 174.