

The State of South Carolina,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. A. Coker, of the County of Greenville, State of South Carolina,

SEND GREETING:

WHEREAS, I, J. A. Coker, the said J. A. Coker
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 Twenty five hundred and 00/100
Dollars, to be paid one year after date.

with interest thereon, from date at the rate of 6 1/2 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, J. A. Coker
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

J. A. Coker
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 or parcel of land lying, being and situate in Greenville
County, State of South Carolina, containing fifty-nine and one-half (59 1/2) acres, more or
less, being the same land described as follows: Beginning on a stone 3x on the Augusta R
Road with Wm. Boyce and Fieldy Stansell; thence N. 15 E. 5.26 chains to a stone 3x;
thence N. 41 1/4 W. 9.60 chains to a stake 3x; thence N. 1 E. 6.36 chains to a stake 3x on
the branch; thence down the branch, the branch the line, N. 77 1/2 W. 12.69 chains to an
angle on branch; thence N. 66 W. 9. chains to angle on branch; thence S. 65 W. 7.50
chains to angle .55 links from branch; thence S. 58 W. 4.63 chains to stake 3x on branch;
the meanders of the branch being the line from stake 3x on branch with W. P. Stansell to
last named stake; thence S. 42 1/4 E. 17.48 chains to a stake 3x; thence S. 56 1/2 E. 26.77
chains to a stake 3x in center of Augusta Road; thence N. 11 E. 8 chains along the
Augusta Road to the beginning corner; bounded by lands of Fieldy Stansell, W. P.
Stansell, Mrs. J. M. Scott, A. Traynham and Wm. Boyce, and this being the same tract or
parcel of land conveyed to me by A. Traynham by deed dated December 4, 1913, and record-
ed in R. M. C. office for Greenville County, S. C. in Vol. 28, at page 307.

The mortgagor does hereby covenant and agree to procure and maintain insurance in an
amount not less than _____ dollars against all loss or damage by fire, in some
insurance company acceptable to the mortgagee herein, upon all buildings now or hereafter
existing upon said real estate, and to assign such insurance to the mortgagee as addi-
tional security, and in default thereof said mortgagee may procure and maintain such
insurance and add the expense thereof to the face of the mortgage debt as a part of the
principal and the same shall bear interest at the same rate and in the same manner as
the balance of the mortgage debt and the lien of the mortgage shall be extended to
include and secure the same. In case said mortgagor shall fail to procure and maintain
(either or both) such insurance as aforesaid, the whole debt secured hereby shall, at
the option of the mortgagee, become immediately due and payable, and this without
regard to whether or not said mortgagee shall have procured or maintained such insurance
as above permitted.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and
assessments that may be levied or assessed against said real estate, and also all
judgments or other charges, liens or encumbrances that may be recovered against the
same or that may become a lien thereon, and in default thereof said mortgagee shall have
the same rights and options as above provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid
hereby assign the rents and profits of the above described premises to said mortgagee,
or heirs, executors, administrators or assigns and agree that any Judge of the Circuit
Court of said State may, at chambers or otherwise, appoint a receiver, with authority to
take possession of said premises and collect said rents and profits, applying the net
proceeds thereof (after paying costs of collection) upon said debt, interest, costs or
expenses; without liability to account for anything more than the rents and profits
actually collected.

*Satisfied this
the 6th day of November 1914
J. B. Martin*
*Witness
J. A. Coker
J. B. Martin*
*Notary Public
J. B. Martin
11788*