

MORTGAGE OF REAL ESTATE

37278 PROVINCE-JARRARD CO.-GREENVILLE

THE STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. D. Wade of the County of Greenville, in the State aforesaid, SENDS GREETING:

WHEREAS, I, the said J. D. Wade am indebted in and by a certain Note bearing date the 27th day of November, A. D., 1937, in the sum of Eight hundred fifty and no/100 Dollars, payable to W. R. C. Edwards or order One year from date, as in and by said Note--reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, that I the said J. D. Wade in consideration of the said debt and Note--aforesaid, and the performance of the covenants hereinafter named and contained, to the said W. R. C. Edwards according to the conditions of the said Note--and also in consideration of sum of ONE DOLLAR to me in hand well and truly paid by the said W. R. C. Edwards at and before the sealing and delivery 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 W. R. C. Edwards the following; described real estate, 41.

All that certain piece, parcel or lot of land, situate and being in the State and County aforesaid on the north side of the Hammett Bridge Road and having the following metes and bounds to-wit:

Beginning at a point in center of road and running thence N. 32.50 W. 37.79 feet to an iron pin Frank Carmon's corner; thence with his line due N. 38.7 feet to an iron pin; thence N. 75.45 E. 1083 feet to a stake on the W. L. James line; thence S. 21.20 E. 1529 feet to a stake; thence S. 45.00 E. 1689 feet to the center of said road; thence S. 32.30 W. 300 feet to a bend in road; thence S. 45.40 W. 400 feet to a bend in road; thence S. 46.30 W. 215 feet to the beginning corner and being known and designated as Tract No. 10 of the property of the John G. Greer Estate and containing 72.23 acres more or less, and being the same tract of land conveyed to me by Mrs. Corrie Greer, Executrix of the John G. Greer Estate.

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

TO HAVE AND TO HOLD, all and singular the said Premises unto the said W. R. C. Edwards his Heirs and Assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said W. R. C. Edwards, his Heirs and Assigns from and against me and my Heirs, Executors and Administrators, and any and all other person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHRLESS, and it is the true intent and meaning of the parties to these Presents, that if said Mortgagor--do and shall well and truly pay or cause to be paid unto the said Mortgagee--, or order, the said debt or sum of money aforesaid, with interest thereon, if any shall be due according to the terms of said Note--; and do and perform all of the covenants and agreements herein contained, then this Deed or Bargain shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

1. It is Covenanted and Agreed, by and between the parties that the said Mortgagor--, Heirs, Executors and Administrators, shall and will insure ~~and will insure~~ the house and all buildings on the said premises (if any there be) in such insurance company as may be approved by the said Mortgagee-- in a sum not less than -----Dollars, against loss or damage by fire, and the same keep insured until the above mentioned debt is fully paid, and assign the policy to said Mortgagee--, and in case that---- fail to do so the said Mortgagee--, Executors, Administrators or Assigns may cause the same to be done and reimburse-----sel---for the premiums and expenses with interest thereon at the rate of 8 per cent. and that the same shall stand secured by this mortgage.

2. It is also Covenanted and Agreed, that the said Mortgagor--shall pay as they become due all taxes by whatsoever authority legally imposed upon the property hereby mortgaged, and in case----fails so to do the said Mortgagee may cause the same to be paid and reimburse---sel---therefor with interest at the rate of 8 per cent. per annum, and the amount stand secured by this mortgage.

3. It is also Covenanted and Agreed, that the said Mortgagor--, or-- agents and tenants, shall keep the said premises in as good order and condition as they now are and not commit, waste or cut down the timber thereon, to such an extent as to impair the value of the same as a security for the said loan or debt herein, and that the said Mortgagee--, or holder hereof, shall be the judge as to the same as to whether it impairs the said security.

4. It is also Covenanted and Agreed, that in case of default in payment under any of the conditions of the said Note--, or failure to pay the taxes or any taxes hereinbefore specified, or to insure the house or buildings as specified hereinbefore, or to do and perform any of the other Covenants and Agreements of this mortgage for the space of TEN consecutive days, the whole amount of the principal shall thereupon immediately become due and payable to the said Mortgagee or the holder hereof.

Handwritten notes and signatures:
- "Mrs. Corrie Greer" written over the description of the land.
- "W. R. C. Edwards" written over the name of the mortgagee.
- "Ollie" written near the bottom of the page.
- "8:40" and "680" written near the bottom of the page.
- A large handwritten signature, possibly "W. R. C. Edwards", is written across the middle of the page.