

MORTGAGE OF REAL ESTATE—G.R.E.M. 4

37274 PROVENGE-JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA,
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, C. C. Morton and Mollie Morton of Greenville County

SEND GREETING:

WHEREAS, we, the said C. C. Morton and Mollie Morton
in and by our certain promissory note in writing, of
even date with these presents, are well and truly indebted to

J. E. and Oma E. Elrod

in the full and just sum of Two hundred and fifty three (\$253.00) dollars

Dollars, to be paid Two years from date

with interest thereon, from date in full paid annually at the rate of 7 per cent. per annum to be
computed and paid

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

Temp. percent 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 we the said C. C. Morton and Mollie Morton
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

J. E. and Oma E. Elrod

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to
C. C. Morton and Mollie Morton

J. E. and Oma E. Elrod

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. E. and Oma E. Elrod, their heirs and assigns,

All that certain piece, parcel or tract of land situate and being in Grove Township,
State and County aforesaid, containing two and forty eight hundredths (2.48) acres, more or less.

Adjoining lands of J. E. Elrod, Gambrell and others. Having the following coursed and
distances, to wit: BEGINNING at a point in center of road leading to Highway # 29, and running
thence North 48 East 3 ch 14 li to a peach tree; thence N. 53 1/2 W. 5.17 to a stake; thence N. 78 1/2
W. 7.96 to a pine; thence S. 59-3/4 E. 1.64 to a stake; thence S. 57 1/4 E. 1.31 to a stake;
thence S. 53 1/2 E. 0.95 to a stake; thence S. 55 E. 2.00 to a stake; thence S. 53 1/2 E. 3.00 to a
stake; thence S. 51 E. 2.72 to beginning corner.

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 additional security, and in default there-
of 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 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.

For Position of paragraphs see other side of page

Witness to James Elrod
James Elrod
Ollie Elrod
RECORDED AND INDEXED
10th DAY OF JUNE 1940
Ollie Elrod
GREENVILLE COUNTY, S.C.
8848