

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA, }
County of Greenville, }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, G. P. Garrett SEND GREETING:

Whereas, I the said G. P. Garrett
in and by MY certain promissory note in writing, of even date with these presents, am
well and truly indebted to V. M. Babb

in the full and just sum of Two Thousand (\$2,000.00)
(\$ 2000) Dollars, to be paid one (1) year from date

with interest thereon from date at the rate of one (1) per centum per annum, to be computed and paid

semi-annually until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I, the said G. P. Garrett

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said V. M. Babb

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

the said G. P. Garrett

in hand well and truly paid by the said V. M. Babb

at and before 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

V. M. Babb, his heirs and assigns forever, the following described tracts of real estate:
TRACT #1: All that piece, parcel or tract of land, situate, lying and being in Austin Township, County and State aforesaid and being more fully described as follows: Beginning at a stone in field and running thence N. 54-10 E. 12.50 chs. to a stone; thence N. 14-45 W. 5.13 to a pin in Georgia Road; thence along said road S. 83-40 W. 7.14 to a bend; thence further along said road S. 57-50 W. 4.65 to iron pin; thence S. 14.00 E. 9.24 to the beginning corner, and containing nine and two one hundredths acres, more or less and lying by lands of J. P. Hips, F. D. Hunter and others.

This tract conveyed to the mortgagor this September 16, 1938 by deed of H. S. Wood to be recorded. This mortgage representing the purchase price thereof.

TRACT #2: All that certain piece, parcel or tract of land situate, lying and being in Austin Township, County and State aforesaid, on the Georgia Road, about five miles East of Simpsonville adjoining lands of R. L. Cooper, Mrs. Ethel Owings, and others, on branch waters of Gilders Creek, Waters of Enoree River, having metes and bounds to-wit: Designated as tract #2 of the estate of Moses H. Cooper, beginning at a dead post oak, corner tract #1 of said estate of Moses H. Cooper, and running thence with line of tract #1 N. 52-55 E. 17-13 to an iron pin, corner tract #1; thence S. 56-05 E. 18.00 to an iron pin on bank of road; thence along said road S. 45 1/2 W. 8.43 to a bend; thence continuing along road S. 42 W. 19-20 to stone on bank of road; thence N. 61 W. 18.98 to stone; thence N. 31 1/2 E. 12.89 to the beginning corner, containing 54.85 acres, more or less, and being the same tract of land conveyed to me by John D. West by deed dated March 23rd, 1931, and recorded in the R. M. C. Office for Greenville County in Volume 157, Page 515.

TRACT #3; All that piece, parcel or lot of land situate, lying and being in the County and State aforesaid in the Town of Greer, having the following metes and bounds: Beginning at a point on Hubert Street and running with said street seventy feet; thence back to the Franklin Mill line along the line of a lot cut from the below described tract of land; thence with the said Franklin line seventy feet to the corner of another lot of land cut from said below tract of land; thence with the line of this lot to the beginning corner, this being the middle lot of a tract of land two hundred and ten feet front on Hubert Street; conveyed to me by E. A. Westmoreland in deed bearing date 14th, day of August, 1908, recorded in the office of the Register of Mesne Conveyance for Greenville County in Volume ZZZ, Page 107. Being the only house and lot which I own in Greer. Being the identical tract of land conveyed to the mortgagor by J. W. Greer. See Book 5, page 56, there being situate on the above described lot a dwelling known as #17 Hubert St., Greer, S. C.

*Paid in full
Dec. 20, 1940
Farmers Bank of Simpsonville, S.C.
W. O. Bramlett, President - Cashier*

*Three West Stewart
Gladie Miriam*

*Dec 1940
Ollie Gammeworth
#18058*