

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

40825 PROVIDENCE-BARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I Thomas Harold Pearson

SEND GREETINGS:

Whereas, I the said Thomas Harold Pearson
in and by my certain Real estate note in writing, of even date with these presents, I am
well and truly indebted to J. W. Black and L. E. Black

in the full and just sum of Eight Hundred and No/100
(\$ 800.00) Dollars, to be paid

Two Hundred Dollars on the 17th day of Nov. 1939, together with interest at the rate of 7 per cent per annum on Eight Hundred Dollars to wit: \$56.00: Two Hundred Dollars to be paid on Nov. 17, 1940, together with interest as above stated on Six Hundred Dollars, amounting to \$42.00; Two Hundred Dollars to be paid on the 17th day of Nov. 1941, together with interest as above stated on \$400.00 amounting to \$28.00; Two Hundred and No /100 Dollars to be paid on the 17th of Nov. 1942, together with interest as above stated on \$200.00, amounting to \$14.00.
with interest thereon from at the rate of per centum per annum, to be computed and paid

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, 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 Thomas Harold Pearson
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J. W. Black and L. E. Black
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me the said Thomas Harold Pearson
in hand well and truly paid by the said J. W. Black and L. E. Black

[Handwritten signatures and stamps, including "RECEIVED" and "DEED" stamps]

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release into the said

J. W. Black and L. E. Black, and their heirs and assigns:
All that tract of land in O'Neal Township, Greenville County, containing 45 1/2 acres, more or less, and having the following metes and bounds, to wit: Beginning at the A. B. Kemp corner on the H. S. Stokes line, and running thence with this line North 28 1/2 W. 193 1/2 feet to a stone; thence S. 59 1/3 W. 26-15 chains to a stone; S. 80 1/2 W. 11 chains to a stone on the bank of South Tiger River; thence down the meanderings of the river to another corner of the A. B. Kemp lands, thence with the A. B. Kemp line N. 62-30 E. 2590 feet to the beginning corner, and being all of the 91 1/4 acre tract of the Vincent Jenkins Estate as shown on plat of James K. Dickson made January 12, 1859, except and less 36 acres conveyed by I. M. Wood to A. B. Kemp.

Being the property conveyed to Receivers of Peoples State Bank of S. C. by E. Inman, Master, by deed dated December 10, 1931 and recorded in office of R. M. C. for Greenville County in Vol. 140, page 71.

Being all of the same property conveyed to J. W. Black and L. E. Black by W. C. Coker, as Special Master, Wm. Elliott and Robert Gage, As Receivers of Peoples State Bank of South Carolina, by deed dated April 26, 1937 and recorded in office of R. M. C. for Greenville County in Vol. 195, page 253.

Being all of the same property conveyed to me, Thomas Harold Pearson, by J. W. Black and L. E. Black by deed dated November 17, 1938 and recorded in office of R. M. C. for Greenville County in Vol. _____ and page _____.