

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

4025 PROVENUE—BARRARD CO.—GREENVILLE

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

In Release to this mortgage, See P. E. M. Book 298, Page 274.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ella P. Groce

Whereas, I the said Ella P. Groce, as
in and by my certain promissory note in writing, of even date with these presents,
well and truly indebted to Dr. J. C. Moore

in the full and just sum of One thousand five hundred and no/100
(\$1,500.00) Dollars, to be paid one year from date

with interest thereon from date hereof at the rate of seven per centum per annum, to be computed and paid annually from date

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 Ella P. Groce

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Dr. J. C. Moore

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

in hand well and truly paid by the said Dr. J. C. Moore

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

Dr. J. C. Moore, his heirs and assigns:

That certain tract of land in O'Neal Township, said County and State, designated as Lot No. 1 on plat of the T. M. Groce Estate, made by H. S. Brockman, Surveyor, July 5th, 1939, and described as follows:

BEGINNING at pin on Meadow Road south of bridge across Creek and at old ditch line at edge of botton, and following said old ditch the following courses and distances; S. 37-30 E. 330 ft; S. 89-30 E. 395 feet; N. 86-15 E. 250 feet; N. 77 E. 200 feet; N. 61-45 E. 500 feet; N. 47 E. 525 feet to a stake or pin where old ditch connects with South Tyger River; thence with said River the following: N. 50 W. 235 feet; N. 68-40 W. 320 feet; N. 69-30 E. 121 feet; N. 5-15 E. 320 feet; N. 22-15 W. 125 feet; N. 1-25 W. 207 feet; N. 63-15 W. 350 feet; N. 38-50 W. 367 feet; N. 12-15 E. 423 feet to point in river; thence crossing old run of river S. 86-30 W. 1357 feet to iron pin; thence N. 82-20 W. 522 feet to point on Meadow Road; thence down said road the following S. 71-40 E. 99.5 feet; S. 58-30 E. 70 feet; S. 39-15 E. 156 feet; S. 28-30 E. 919.5 feet to point to bend; S. 3-45 W. 584 feet to pin; thence S. 82-30 E. 43 feet to pin; thence S. 12 E. (crossing Creek) 445.5 feet to pin the beginning corner, containing eighty-five and eighty-three hundredths (85.83) acres, more or less.

Also those certain other tracts designated as Nos. 2, 3 and 4 on said plat, and together delineated as follows: BEGINNING at iron pin in the Greer-O'Neal Road, cornering with Walter Few, and runs thence N 15-30 W 117 feet to iron pin; thence East course 497 feet to iron pin on Meadow Road; thence N 9-30 W 1349 feet to iron pin on said road; thence S 85- W 894 feet to stake on line of lot #2; thence N 15-30 E 300 feet to B. G., thence N 9 E. 1069 feet to stake at or near Creek; thence S 32 E 489.5 feet to iron pin; thence N 3 E (crossing Creek) 577 feet to iron pin; thence N 82-30 W 260.7 feet to iron pin; thence S 6-45 W 546 feet (crossing Creek) to stake; thence S 11-15 W 3266 feet to iron pin on the Greer-O'Neal (Double Springs) Road; thence with the said road as follows: N 70 E 192 feet; N 68 E 355 feet; N 74 E 210 feet; N 82-40 E 170 feet; N 88-30 E. 385 feet; N. 86-40 E. 310 feet to the beginning point, and containing in the aggregate of said three lots, eighty and 28/100 (80.28) acres, more or less.

ALSO, those two certain tracts of land northwest of the town of Greer, Chick Springs Township, (School District 9-H), said County and State, and being (1) that tract on the old road leading from the Old Chick Springs Road to the old Cunningham Place and beginning at an iron pin on the south side of the said old road, and running thence N 16 E 16.20 to a large pine tree; thence N 87½ W 4.15 chains to an iron pin; thence S. E. 16.84 chains along said old road to the beginning corner, containing five (5) acres, more or less; and (2) that tract adjoining above tract, containing twenty-two (22) acres, more or less, and being the same tract conveyed to L. R. Mason by Mary F. Freeman; the last two above tracts being the same conveyed to T. M. Groce by deed of A. C.

Paid and satisfied in full this November 5th, 1942, J. C. Moore

Attest Ruth Moore

Satisfied and cancelled by record of Deed of Ollie Moore
RECORDED AND CANCELLED BY DEED OF OLLIE MOORE
O. M. S. FOR GREENVILLE COUNTY, S. C.
11427