

FIRST MORTGAGE
(South Carolina)

State of South Carolina,)
County of Greenville.) ss.

KNOW ALL MEN BY THESE PRESENTS, That I, James Robert Martin, Jr., of Greenville County, in the State aforesaid, SEND GREETING:

Whereas, I the said James Robert Martin, Jr, am indebted in and by my certain instrument in writing called Note, and hereinafter so referred to, bearing even date herewith, for the principal sum of SEVEN THOUSAND EIGHT HUNDRED AND FIFTY (\$7,850.00) Dollars, payable to the order of the METROPOLITAN LIFE INSURANCE COMPANY, a corporation duly chartered under the laws of the State of New York, at its Home Office, 1 Madison Avenue, New York, N. Y., in lawful money of the United States of America, with exchange on the City of New York, and further described as follows: Five Hundred Dollars on November 1, 1940; Five Hundred Dollars on November 1, 1941; Five Hundred Dollars on November 1, 1942; Five Hundred Dollars on November 1, 1943; Five Hundred Dollars on November 1, 1944; Five Hundred Dollars on November 1, 1945; Five Hundred Dollars on November 1, 1946; Five Hundred Dollars on November 1, 1947; Five Hundred Dollars on November 1, 1948; and Three Thousand, Three Hundred Fifty (\$3,350.00) Dollars on November 1, 1949; and bearing interest from date until maturity at the rate of five per cent per annum, said interest being payable annually on the first day of November, in each and every year until the maturity of said Note and if not so paid to bear interest at the same rate as the principal debt, both principal and interest payable in lawful money of the United States, with exchange on the City of New York, which shall be legal tender for the payment of all debts and dues, public and private, at the time of payment; said principal sum to bear interest after maturity at the rate of seven percent per annum, and that the maker will pay 10 per cent of the amount then due, in addition to the principal and interest, as attorney's fees, if placed in the hands of an attorney for collection, after conditions broken;

NOW KNOW ALL MEN THAT I, the said James Robert Martin, Jr. of the County and State aforesaid, in consideration of the said debt and Note aforesaid, and for the better securing the payment of the principal obligation, and interest thereon, herein described, and all renewal principal or interest obligations that may hereafter be given to evidence said principal or the interest upon the same during the said time of extension, in the event of any extension of time for the payment of said principal debt, and the performance of the covenants herein contained to the said Metropolitan Life Insurance Company, according to the condition of said Note, and also in consideration of the sum of One dollar to me, the said James Robert Martin, Jr., in hand well and truly paid by the said Metropolitan Life Insurance Company, 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 Metropolitan Life Insurance Company, its successors or assigns

All that certain piece, parcel or tract of land containing three hundred forty-four and twenty-four hundred acres (344.24), more or less, situate, lying and being on the South side of S. C. State Highway No. 13, leading from Greenville, S. C., to Easley, S. C., in Greenville Township, Greenville County, South Carolina, and having, according to a survey made by R. E. Dalton, Engineer, November, 1924, the following metes and bounds, to-wit: Beginning at an iron pin in the center of State Highway No. 13, at the intersection of said highway with the abandoned right-of-way of the Southern Railway Company, and running thence with the center of said State Highway No. 13, S. 68-97 W. 2234.1 feet to an iron pin in the center of said highway; thence S. 16-03 W. 98 feet to an iron pin; thence S. 61-33 W. 319.4 feet to an iron pin, corner of property now or formerly of H. K. Townes; thence with said Townes property S. 30-38 E. 1823 feet to a pine tree; thence continuing S. 30-38 E. 174 feet to an iron pin on Bush Creek; thence down Bush Creek, running with the meanders thereof in a southwesterly direction to a poplar tree in line of property now or formerly of Henry Harris; thence with said Harris property S. 41-27 W. 501.2 feet to an iron pin; and running thence with the line of property now or formerly of N. H. Harris, S. 66-24 E. 1702.2 feet to a stone; thence continuing with said Harris property S. 66-31 E. 463 feet to an iron pin; thence S. 23-35 W. 162.5 feet to a cross mark on Shoals in Mill Creek; thence up Mill Creek following the meanders thereof in a Southeasterly direction to a stone, corner of property of Old Fellows Orphanage; thence with said property N. 33-45 W. 196.2 feet to a poplar tree; thence N. 13-10 W. 95 feet to a poplar; thence N. 39-55 E. 211 feet to an iron pin; thence N. 6-48 E. 221.7 feet to a stone; thence N. 66-34 E. 256.6 feet to an iron pin; thence S. 63-28 E. 208.5 feet to a stone, corner of lands now or formerly of N. H. Harris; thence with said Harris property line N. 16-00 E. 2298 feet to a poplar stump thence N. 17-18 W. 704 feet to an iron pin; thence N. 23-22 W. 266.7 feet to an iron pin on bank of creek; thence down said creek following the meanders thereof in a northwesterly direction to a Sycamore on bank of said Creek; thence N. 49-12 E. 2152.9 feet to a pine tree; thence S. 25-59 E. 178 feet to an iron pin, corner of property now or formerly of J. K. Earle; thence with said Earle line N. 50-11 E. 830 feet to an iron pin; the corner of Honour property; thence N. 11-23 W. 727.4 feet to an iron pin in the center of abandoned right-of-way of Southern Railway Company; thence with the center of said abandoned right-of-way in a Northwesterly

Handwritten notes and signatures:
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11-10
AND UNRECORDED BY THE CLERK OF THE COUNTY OF GREENVILLE, S. C.
11-10-49