

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, F. W. Gilliam, of State and County aforesaid

SEND GREETING:

Whereas, I the said F. W. Gilliam

in and by my certain promissory

these presents, am well and truly indebted to S. A. Cooley

in the full and just sum of TWELVE HUNDRED DOLLARS (\$1,200.00) Dollars
to be paid one day after date

with interest thereon from date

at the rate of six per cent per annum, to be computed and paid annually 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 ten per cent besides all cost and expenses of collection, to be added to the amount due on the said note and 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 I the said F. W. Gilliam

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said S. A. Cooley

and/or renewals thereof according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me the said F. W. Gilliam

in hand well and truly paid by the said S. A. Cooley

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

S. A. Cooley, his heirs and assigns forever:

All that tract or lot of land containing forty-eight and 14/100 (48.14) acres, more or less, in Oaklawn Township, Greenville County, South Carolina, known as part of the T. R. Cason homestead, situate on the road from Pelzer to Old Hundred, right at Sanoma School, about 6 miles from Pelzer,; bounded on the North by lands of J. I. West; on the East by lands of J. I. West; on the South by lands of Arthur Cason; on the West by lands formerly owned by James Coker; and having the following courses and distances according to survey and plat of G. A. Ellis, Surveyor, reference to which is invited:

Beginning at an iron pin on edge of road, corner of Cason's land, running thence with the road South 65 degrees West 2.56 chains to bend in road; thence still with road South 74 degrees 75 minutes West 4.67 chains to bend; thence South 77 degrees 45 minutes West 3.15 chains to iron pin corner Sanoma School property; thence with school line South 12 degrees 45 minutes East 3.72 chains to iron pin; thence South 77 degrees 45 minutes West 9.67 chains to iron pin corner J. I. West land; thence with West line South 33 degrees 30 minutes East 28.77 chains to iron pin; thence North 76 degrees 30 minutes East 4.70 chains to iron pin; thence North 14 degrees East 27.20 chains to stone; thence North 56 degrees West 10.03 chains to iron pin on road, the beginning corner.

This being a part of the same tract of land conveyed to me by S. Guy Wilson by deed dated January 25th, 1937, duly of record in office of R. M. C. for Greenville County, S. C., in Deed Book 192, at page 241.

The Mortgagor does hereby covenant and agree to procure and maintain insurance in an amount not less than NONE 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 thereof 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 and secure the same. In case said mortgagor shall fail to procure and maintain (either of 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.

See other side of page for position of this paragraph

Satisfied in full
Oct. 28, 1941
S. A. Cooley
Witnessed by Harry A. Farmer
8th Farmer
Allie Farmer
Nov. 4, 1941
11:25 AM
#16248