

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVIDENCE-LARSEN CO.—GREENVILLE S.C.

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Florence S. Holtzclaw

SEND GREETINGS:

Whereas, I the said Florence S. Holtzclaw

in and by my certain Promissory note in writing, of even date with these presents, am well and truly indebted to J. F. Ballenger

in the full and just sum of Nine Hundred

(\$ 900.00) Dollars to be paid One year from date hereof.

Handwritten notes:
am H or satisfied
paid to Ballenger
Edward & Green, S.

with interest thereon from date at the rate of 6 per centum per annum, to be computed and paid

annually

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 Florence S. Holtzclaw

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J. F. Ballenger

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

the said Florence S. Holtzclaw

in hand well and truly paid by the said J. F. Ballenger

Stamp:
REMOVED AND CANCELLED BY
RECORD 29 DAY OF MARCH 1946
J. F. Ballenger
A. M. C. FOR GREENVILLE COUNTY, S.C.
1:47 O'CLOCK
9267

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

J. F. Ballenger and his heirs and assigns:

All of that parcel or tract of land situate and being in O'neal Township of Greenville County, South Carolina, lying on the South side of the surface-treated road which leads from O'neal to Berry's Mill, heretofore known as the Rutherford Road, containing 50.6 acres, more or less, bounded on the North by said road and lands of C. O. Berry, on the East by C. O. Berry and Gibbs, on the South by Bunyan Stone, on the West by lands of M. A. Jordan, and having the following courses and distances according to a plat prepared by H. S. Brockman, Surveyor, dated August 30, 1943:

BEGINNING on an iron pin in the center of the O'neal-Berry's Mill Road, corner of lands reserved by C. O. Berry, and runs thence with said road as follows: S. 76.25 W. 100 feet, S. 63.35 W. 100 feet; S. 49.20 W. 100 feet, S. 45.20 W. 100 feet and S. 35.30 W. 300 feet to point in center of said road on line of M. A. Jordan; thence with Jordan's line and the center of a new road S. 29.38 E. 400 feet to a turn; thence S. 31.42 E. 300 feet to a turn; thence S. 25.07 E. 100 feet to a turn; thence S. 7.40 E. 800 feet to a turn; thence S. 25.15 E. 100 feet to a turn; thence S. 34 E. 100 feet to an iron pin, corner with M. A. Jordan and Bunyan Stone; thence N. 66.15 E. 349 349 feet to an iron pin, O. M.; thence N. 20 W. 301 feet to an iron pin, O. M.; thence N. 69.35 E. 863.5 feet to a stone, O. M.; thence N. 14 E. 337.5 feet to an iron pin; thence N. 51.45 W. 242 feet to a stone, O. M.; thence N. 17 E. 369 feet to a stone, O. M.; thence N. 47.30 W. 514.5 feet to an iron pin; thence S. 81.15 W. 274.5 feet; thence N. 63.45 W. 500 feet to the beginning corner, being all of that tract of land conveyed to me, the mortgagor, by C. O. Berry, this mortgage being given to secure payment of a portion of the purchase price of said lands.