

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Fred L. Howard SEND GREETINGS:

Whereas, I the said Fred L. Howard
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to E. B. Martin, Jr.

in the full and just sum of Three Thousand Five Hundred
(\$ 3500.00) Dollars, to be paid One Thousand One Hundred Sixty-six and
66/100 Dollars (\$1166.66) August 31, 1945; One Thousand One Hundred Sixty-six and 67/100
(\$1166.67) Dollars on August 31, 1946; and One Thousand One Hundred Sixty-six and 67/100
(\$1166.67) Dollars on August 31, 1947

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

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 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, Fred L. Howard
in consideration of the said debt and sum of money aforesaid, and to the better securing the payment thereof to the said E. B. Martin, Jr.

according to the terms of the said note, and also in consideration of the further sum of Three Dollars and no cents the said Fred L. Howard
in hand well and truly paid by the said E. B. Martin, Jr.

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 E. B. Martin, Jr.

All that piece, parcel or lot of land in Fairview Township, Greenville County, State of South Carolina, containing 82.1 acres and known and designated as Tract No. 3 of the subdivision of the 492.9 acre tract of the E. B. Martin Estate as shown by plat of same made by W. F. Adkins, Surveyor, February 26-March 6, 1940, recorded in the R. M. C. Office for Greenville County in Plat Book "J", page 197, and according to said plat more particularly described as follows:

BEGINNING at stake in middle of Neely-Ferry Road on line of the R. M. Coley property and running thence along the middle of said road as the line N. 6-45 W. 8.45 chains to bend; thence still along middle of said road N. 3-15 W. 6.13 chains to bend; thence still along middle of said road N. 4-15 W. 11.24 chains to bend; thence still along middle of said road N. 14 W. 2.88 chains to stake in middle of said road; thence still along middle of said road N. 22-45 W. 18.67 chains to bend; thence still along the middle of said road N. 23-45 W. 3.00 chains to bend; thence still along middle of said road N. 27-45 W. 6.40 chains to stake; thence S. 31 W. 10-77 chains to stake; thence S. 31 W. 11.14 chains to stake; thence S. 31 W. 15.06 chains to stake; on or near branch; thence S. 60-45 E. 36.73 chains to the point of beginning.

Said tract is bounded on the North and East by Tracts Nos. 2 and 1 of said subdivision; on the South by lands of R. M. Coley and E. L. Martin; and on the West by Tract No. 4 of said subdivision property of W. W. Harling and B. W. Brooks, and is the same tract of land conveyed to the mortgage herein by E. B. Martin, Jr. by his deed dated August 31, 1944, said deed not yet recorded.

This mortgage is given to secure balance of purchase price on above described premises.

Handwritten notes:
I, Fred L. Howard of
my certain promissory note in writing, of even date with these presents, am
well and truly indebted to E. B. Martin, Jr.
Three Thousand Five Hundred
(\$ 3500.00) Dollars, to be paid
One Thousand One Hundred Sixty-six and
66/100 Dollars (\$1166.66) August 31, 1945; One Thousand One Hundred Sixty-six and 67/100
(\$1166.67) Dollars on August 31, 1946; and One Thousand One Hundred Sixty-six and 67/100
(\$1166.67) Dollars on August 31, 1947
in date at the rate of 6 per centum per annum, to be computed and paid annually

Witnesses:
P. Watson
E. B. Martin, Jr. to have

Notary Seal:
NOTARIES AND CANCELLED BY
Office of the Notary Public
R. M. C. FOR GREENVILLE COUNTY, S. C.
#7918