

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, A. J. Metcalf, of Greenville, S. C. SEND GREETINGS:

Whereas, I the said A. J. Metcalf
in and by MY certain promissory note in writing, of even date with these presents, AM
well and truly indebted to Oscar Hodges, Jr.

in the full and just sum of SIX HUNDRED, FIFTY AND NO/100
(\$ 650.00) Dollars, to be paid in annual instalments of ONE HUNDRED
AND NO/100 (\$100.00) DOLLARS each until the full principal balance has been paid

with interest thereon from date at the rate of six per centum per annum, to be computed and paid semi-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, the said A. J. Metcalf
Oscar Hodges, Jr., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Oscar Hodges, Jr., according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me the said A. J. Metcalf in hand well and truly paid by the said Oscar Hodges, Jr.

RECORDED AND CANCELLED
RECORD 12 DAY OF NOV 1945
A. J. METCALF
Oscar Hodges, Jr.
ATTEST: J. M. C. [unclear]
CLERK

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 Oscar Hodges, Jr., his heirs and assigns forever:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, and in O'Neal Township, School District 11-C, on the west side of the Little Texas Road, containing 12.57 acres, more or less, and having according to a survey made by W. A. Hester, on August 15, 1944, the following notes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Little Texas Road at the corner of the 40 acre tract of land purchased by J. M. Nabors from J. E. Anderson, et al., and running thence along the line of said 40-acre tract, N. 70 1/2 W. 17.50 chains to an iron pin in line of property of Rice estate, rear corner of the 40-acre tract; thence along the line of the Rice property, S. 22 1/8 E. 7.00 chains to an iron pin; thence S. 70 1/2 E. 19.40 chains to an iron pin in the center of the Little Texas Road; thence along the center of said road, N. 2 1/2 E. 4.05 chains to a bend; thence still with the center of said road, N. 2 E. 3.00 chains to the beginning corner. Being the same tract of land conveyed to me by J. M. Nabors by deed of even date herewith, said mortgage being given to secure the unpaid portion of the purchase price thereof.