

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVINCE—JARRARD CO.—GREENVILLE 51418

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Frank H. Dean, Pelzer, S.C.

SEND GREETINGS:

Whereas, I the said Frank H. Dean

in and by my certain promisory note in writing, of even date with these presents, am

well and truly indebted to The Pelzer-Williamston Bank

in the full and just sum of Twenty-five hundred

(\$2,500.00) Dollars, to be paid on demand after date

with interest thereon from 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 the said Frank H. Dean

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Pelzer-Williamston Bank

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

the said Frank H. Dean

in hand well and truly paid by the said The Pelzer-Williamston Bank

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

The Pelzer-Williamston Bank, its successors 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 Dunklin Township, School District 10E, near Daventon Church on the waters of Horse Creek, and being known as a portion of the Allison Tract of the James Scott Estate, and having, according to a survey made on Sept. 4, 1942, by W. M. Nash, Engr., the following metes and bounds, to-wit:

BEGINNING at a big rock near branch at southeast corner of said tract, and running thence N. 17 1/2 W. 26.15 chains to a stone and iron pin; thence S. 83 1/2 W. 5.00 to stone o and iron pin; thence S. 1 E. 3.75 to an iron pin; thence with creek as the line, S. 89 3/4 W. 9.15 chains to an iron pin; thence S. 30 W. 1.80 chains along Allison branch line; thence continuing with the branch, S. 22 E. 1.80 chains; thence S. 45 1/2 E. 5.00 chains; thence S. 20 E. 7.00 chains; thence S. 4 E. 3.50 chains; thence due South 5.50 chains; thence S. 3 W. 4.50 chains to stone o and iron pin; thence leaving the branch, S. 82 E. 3.44 chains to a stone o and iron pin; thence S. 1 E. 9.10 chains to an iron pin; thence N. 76 3/4 E. 9.00 chains; thence N. 68 3/4 E. 5.00 chains; thence N. 55 E. 10.22 chains to a stone by Highway; thence N. 8 E. 3.43 chains to a stone; thence N. 83 E. 20.00 chains to the big rock at the beginning corner, and containing 135 acres, more or less, and is bounded by the lands of J. S. Kellett on the east; Ben Edwards on the north; Stewart and Perry J. Tripp on the west and by lands of Ben King on the south.

This is the tract of land devised to J. Allen Scott by Item 5 of the will of James Scott as shown in Probate Record thereof in the office of the Probate Judge for Greenville County in Apt. No. 128; File No. 30, the said J. Allen Scott having died intestate without leaving any children, the brother and sisters of said J. Allen Scott being the sole heirs at law, and was conveyed to Sue Scott, as Trustee by Robert E. Scott, et al by deed dated June---1944, recorded in R. M. C. Office for Greenville County in Vol. 266 at page 334. This is the same tract of land conveyed to me by Sue Scott as Trustee by deed dated Jany. 5, 1945, to be recorded along with this mortgage.

Deane see Deed Book 287 Page 389 deed to Mrs. Saml. Kellett.