

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, G. J. Edwards

SEND GREETING:

WHEREAS, I, the said G. J. Edwards

in and by my certain Promissory note in writing, of even date with these presents am well and truly indebted to T. R. Easterby

in the full and just sum of Thirty-three Hundred and No/100 - - - - - (\$3300.00) - - - - - Dollars to be paid: \$30.00 on October 1, 1945, and a like payment of \$30.00 on the first day of each month thereafter until January 1, 1946, at which time the unpaid balance will become due and payable; said payments to be first applied to interest and then to principal

*Handwritten notes:*  
Paid in full 1/14/46  
Satisfied this 31st day of May 1946  
J. R. Easterby

with interest thereon from date at the rate of five (5%)

per cent. per annum, to be computed and paid monthly 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, 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 (10%) per cent. of the amount due thereon

besides all costs and expense of collection, to be added to the amount due on 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 the said Mortgagee, in consideration of the said debt and sum of money aforesaid and the better securing the payment thereof to the said Mortgagee, according to the terms of the said note, and also in consideration of the further sum of Three Hundred and no/100 (\$300.00) in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee

Hers and Assigns, forever, all and singular that certain piece, parcel, lot of land situate, lying and being in Austin Township, according to survey made by Dalton and Neves in August, 1945, 10.88 acres, and having, according to Plat made for G. J. Edwards, the following metes and bounds, to-wit:

*Stamp:* RECEIVED AND CANCELLED  
DATE OF PAYMENT  
MAY 31 1946  
COUNTY OF GREENVILLE  
SOUTH CAROLINA  
R.M.C. 5-2-46

BEGINNING at an iron pin at fence at the corner of property of William Schwiers and other property owned by T. R. Easterby, and running thence with said fence line, N. 4-30 W. 381 feet to an iron pin; thence N. 72-20 W. 375 feet to iron pin; thence with the line of John Smith, S. 73-50 W. 570 feet to an Ash tree on branch; thence up said branch as a line the following courses and distances: S. 15-30 E. 121.7 feet to pin; thence S. 46-10 E. 246.7 feet to iron pin; thence S. 53-15 E. 317.8 feet to an iron pin; thence continuing with the line of other property of T.R. Easterby N. 71-10 E. 248 feet to an iron pin; thence N. 89-10 E. 410 feet to an iron pin, the point of beginning; said premises being the same conveyed to the mortgagor by T. R. Easterby by deed of even date to be recorded herewith.

This mortgage is given to secure the unpaid portion of the purchase price.