

MORTGAGE OF REAL ESTATE - G.R.E.M. 1

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ditt White Poe

SEND GREETING:

WHEREAS, I, the said Ditt White Poe

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to W. P. Earp

in the full and just sum of Nine Hundred & No/100 (\$900.00) - - - - - Dollars to be paid: ON OR BEFORE six months after date

paid in full 1st day of April 1947
W. P. Earp

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

per cent. 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, 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 expenses 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 Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing of payment thereof to the said Mortgagee, according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor, 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, and

Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land, situate, lying and being in Chick Springs Township, Greenville County, South Carolina, and being in

containing 15.39 acres, more or less, and being shown as Tracts Nos. 1 and 2 of the property of L. L. Richbourg, made by Dalton & Neves in October, 1908, the whole as described as a whole, has the following metes and bounds, to-wit:

1308
W. P. Earp
10/10/47

BEGINNING at an iron pin in the center of the Edward's Road, said pin being at the Northeast corner of the Richbourg tract of land, and running thence with the center of the Edward's Road, N. 55-40 E. 385.5 feet to pin; thence N. 63 E. 362 feet; thence continuing with said road, N. 45-40 E. 542 feet to an iron pin at the intersection of the Edward's Road and a new road extending from the Edward's Road to U.S. Highway No. 29; thence with the Western side of said new road, N. 22-53 W. 150 feet; thence continuing with said road, N. 16-48 W. 245 feet to pin; thence still with said road, N. 10-02 W. 79.6 feet to an iron pin, corner of Tract No. 9; thence with the Southern line of Tract No. 9, S. 78-40 W. 861 feet, more or less to pin in Western line of Richbourg tract; thence S. 8 E. 895 feet to the center of the Edward's Road, the point of beginning. Said tract being the same conveyed to the mortgagor by L. L. Richbourg by deed recorded in Volume 287 at Page 161.

ALSO, all that other certain parcel or tract of land in Paris Mountain Township, Greenville County, State of South Carolina, containing 44.61 acres, more or less, and having according to plat made by H. S. Brockman, November 28, 1944, the following courses and distances, to-wit:-

BEGINNING at an iron pin, joint corner of W. B. Ellis property, and running thence with the line of the Ellis property, S. 89-15 W. 204 feet to iron pin; thence continuing with the Ellis line and that of Hudson, N. 86-55 W. 1317 feet to an iron pin, corner of property now or formerly owned by H. T. Batson; thence with the line of the Batson property and that of Lee Ramsey, R. F. Williams and Mrs. Poe, S. 28-15 E. 2000 feet to iron pin in road; thence N. 41-20 E. 186 feet to a pin; thence S. 57-E. 333 feet to a stone; thence with the line of the Waddy Thompson property, N. 45-50 E. 795 feet to an iron pin, corner of the property owned by Crooks; thence with the line of said property N. 22 W. 602 feet to an iron pin, corner of the property conveyed to E. A. Branyon; thence with the line of the Branyon property, S. 65 W. 383.7 feet to an iron pin; thence N. 22 W. 681 feet to an iron pin; thence continuing with the line of the Branyon property, N. 59-25 E. 583 feet to an iron pin; thence N. 22-50 W. 150 feet to the point of beginning. This being the same tract of land conveyed to the mortgagor by John Dysart and Henry H. Hersey by deed recorded in the R.E.D. Office for Greenville County in Volume 270 at Page 288.

ALSO, all that other certain piece, parcel or tract of land in Chick Springs Township, Greenville County, State of South Carolina, containing 31 acres, more or less, and having according to plat made by R. E. Dalton, in April 1943, the following courses and distances, to-wit:-

BEGINNING at a stone on bank of Davidson Road, joint corner with property now or formerly owned by J. L. Dawson, and running thence with the line of the Dawson property, N. 57-45 E. 1000 feet to