

THE STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Annie P. Emery of the County of Greenville, in the State aforesaid, SEND GREETING:
WHEREAS, I the said Annie P. Emery am indebted in and by my certain Note--bearing date the 6 day of November, A. D., 1946 in the sum of Three Hundred (\$300.00) DOLLARS, payable to Mrs. Ora Turner or order to be paid, with interest thereon from date, at the rate of 7% per centum per annum to be computed and paid annually, to be paid within two years (2years) as in and by said Note--reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said Annie P. Emery in consideration of the said debt and Note--aforesaid, and the performance of the covenants hereinafter named and contained, to the said Mrs. Ora Turner according to the conditions of the said Note--and also in consideration of the sum of ONE DOLLAR to me in hand well and truly paid by the said Mrs. Ora Turner at and before the sealing and delivery 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 Mrs. Ora Turner the following:

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Glassy Mt. Township, on the South side of the Glassy Mt. Road, adjoining lands of John Emory and Mrs. Ora Turner, being the same piece of land conveyed to me this day by deed from Mr. Leonard A. Smith, and having the following courses and distances, to wit:

BEGINNING on an I. P. on the East Bank of creek (stone gone) John Emory's corner and runs thence N. 62-15 E. 396 feet to a stone, John Emory's corner; thence to N. 2-45 E. 457.5 feet to an iron pin in the Glassy Mt. Road; thence with the said road S. 75-20 W. 100 feet to a bend; thence S. 40-10 W. 100 ft. to a bend; thence S. 26-30 W. 200 feet to a bend; thence 60-30 W. 100 feet to a bend, thence S. 79-00 W. 94 feet to the center of the bridge over the creek thence down to the said creek S. 9-00 E. 100 feet to a bend; thence S. 27-26 W. 60 feet to a bend, thence S. 26-00 E. 159 feet to the beginning corner, and containing three and forty-six One Hundredth's acres, more or less.

Together with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging or in any wise appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said Mrs. Ora Turner her Heirs and Assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said Mrs. Ora Turner her Heirs and Assigns from and against me and my Heirs, Executors, and Administrators, and any and all other person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if said Mortgagor do and shall well and truly pay or cause to be paid unto the said Mortgagee, or order, the said debt or sum of money aforesaid, with interest thereon, if any shall be due according to the terms of said Note; and do and perform all of the covenants and agreements herein contained, then this Deed or Bargain shall be void, null and void; otherwise to remain in full force and virtue.

1. It is Covenanted and Agreed, by and between the parties that the said Mortgagor, her Heirs, Executors and Administrators, shall and will insure the house and building on the said premises (if any there be) in such insurance company as may be approved by the said Mortgagee in a sum not less than _____ Dollars, against loss or damage by fire, and the same keep insured until the above mentioned debt is fully paid, and assign the policy to said Mortgagee, and in case that _____ fail to do so the said Mortgagee, Executors, Administrators or Assigns may cause the same to be done and reimburse _____ sel _____ for the premiums and expenses with interest thereon at the rate of 8 per cent. and that the same shall stand secured by this mortgage.

2. It is also Covenanted and Agreed, that the said Mortgagor shall pay as they become due all taxes by whatsoever authority legally imposed upon the property hereby mortgaged, and in case fails so to do the said Mortgagee may cause the same to be paid and reimburse _____ sel _____ therefor with interest at the rate of 8 per cent. per annum, and the amount stand secured by this mortgage.

3. It is also Covenanted and Agreed, that the said Mortgagor agents and tenants, shall keep the said premises in as good order and condition as they now are and not commit, waste or cut down the timber thereon, to such an extent as to impair the value of the same as a security for the said loan or debt herein, and that the said Mortgagee, or holder hereof, shall be the judge as to the same as to whether it impairs the said security.

4. It is also Covenanted and Agreed, that in case of default in payment under any of the conditions of the said Note--, or failure to pay the taxes or any taxes hereinbefore specified or to insure the house or buildings as specified hereinbefore, or to do and perform any of the

RECORDED AND INDEXED IN BOOK 13 PAGE 106
M. C. FOSTER, CLERK
12:35 CLOCK P.M.