

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BEN GIBBS

SEND GREETINGS:

Whereas, I the said Ben Gibbs

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

in the full and just sum of Ten Thousand (\$10,000.00) Dollars

to be paid in ten annual installments of \$1,000.00 each beginning on January 1, 1948, and thereafter on the 1st day of January in each year for nine (9) additional years

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 Ben Gibbs

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said P. L. Barnette

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

the said P. L. Barnette

in hand well and truly paid by the said Ben Gibbs

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 P. L. Barnette, his heirs and assigns:

TRACT #1

All that piece, or parcel, or tract of land, said land being in Spartanburg County, South Carolina, bounded and described as follows:

BEGINNING at a stone on the Greenville-Spartanburg County line in the line of the property of the Tryon Builders Supply Company which stone is the original Bridgeman Southeast corner and running thence with the Greenville-Spartanburg County line North 3 deg. 12 min., East 1115 feet to a point on the Southern Railroad right of way; thence with said right of way 8 calls as follows: South 16 deg. East 132 feet, South 16 deg. 30 min. East 100 feet, South 17 deg. East 100 feet, South 18 deg. 15 min. East 100 feet, South 17 deg. 39 min. East 100 feet, South 19 deg. 45 min. East 100 feet, South 20 deg. 45 min. East 100 feet to the corner of the property of the Tryon Builders Supply Company's property South 43 deg. 30 min. West 460 feet to the BEGINNING, containing 4 acres, more or less, and being the identical property which was conveyed by Edward L. Henderson to P.L. Barnette by deed dated February 26, 1936, recorded in Vol. 8W, page 2, office of the R.M.C. for Spartanburg County, South Carolina.

TRACT #2

That certain tract, or parcel of land in Glassy Mountain Township in Greenville County State of South Carolina, adjoining the first tract described above and bounded as follows:

BEGINNING at a stone on the Greenville-Spartanburg County line in the line of the property of the Tryon Builders Supply Company, which stone is the original Bridgeman Southeast corner and running thence with the said Greenville-Spartanburg County line North 3 deg. 15 min. East 775 feet to a stone which is the corner of the property of Ed Bridgeman; thence with the line of the Ed Bridgeman property South 63 deg. 15 min. West 945 feet to an iron pin in the highway from Spartanburg to Asheville, known as U.S. Highway 176; thence with said Highway 3 calls as follows: South 27 deg. 40 min. East 200 feet, South 40 deg. 40 min. East 200 feet, South 55 deg. 10 min. East 213 feet to the corner of the third tract hereinafter described; thence with the line of said tract and the line of the property of the Tryon Builders Supply Company North 74 deg. 50 min. East 440 feet to the BEGINNING, containing 10.3 acres, more or less, and being the identical property conveyed by Will Birdgeman to P. L. Barnette by deed dated October 20, 1942, recorded in Book 249, page 124, office of the R.M.C. for Greenville County, South Carolina.

TRACT #3

That certain tract or parcel of land in Glassy Mountain Township, Greenville County, State of South Carolina, adjacent to the second tract described above and bounded and described as follows:

BEGINNING at an iron pin in the highway from Spartanburg to Asheville, known as U.S. Highway 176 at the terminus of the next to last call (reading 55 deg. 10 min. East 213 feet) in the second tract described above and running with said Highway 176 in an Easterly direction to the first branch which crosses said highway through a concrete culvert; thence with said branch in a Northerly direction to the line of the second tract described above; thence with the line of the second tract South 74 deg. 50 min. West to the BEGINNING, and being the identical property which was conveyed by Tryon Builders Supply Company to P.L. Barnette by deed dated October 20, 1942 recorded in Book 249, page 124, office of the R.M.C. for Greenville County, South Carolina.

This mortgage is given to secure the purchase money of the above described property.