

THE STATE OF SOUTH CAROLINA,
County of Greenville.

For instrument to this mtg. see R. E. M. Book 406, Page 206

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I the said W. J. Richards
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to South Carolina National Bank of Charleston, S. C. (Greenville, South Carolina)

Trustee for John W. Arrington Foundation
in the full and just sum of Twenty Two Hundred and Fifty (\$2250.00)

Three Hundred Dollars (\$300.00) each month
with privilege of prepayment of any amount at any time

SATISFIED AND CANCELLED OF RECORD
24 DAY OF Nov. 1952
Miss Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12 O'CLOCK M. NO. 25981

with interest thereon from three 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 the said W. J. Richards

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said South Carolina National Bank of Charleston, South Carolina (Greenville, South Carolina) Trustee for John W. Arrington Foundation

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

the said W. J. Richards
in hand well and truly paid by the said South Carolina National Bank of Charleston, S. C. (Greenville, S. C.) Trustee for John W. Arrington Foundation

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

South Carolina National Bank of Charleston, S. C. (Greenville, S. C.) Trustee for John W. Arrington Foundation.

All that ~~piece~~ parcel and lot of land lying and being in Oaklawn Township, County and State aforesaid, containing 41 acres, more or less, about a mile north from Fork Shoals on a road known as the Old Hundred Road and being what remains of a larger tract of land conveyed to J. T. Garrett by J. B. Wasson by deed dated December 13, 1943 recorded in Deed Book 259, page 119, R.M.C. Office Greenville County. The Wasson deed conveyed 58 1/2 acres, off of that the said J. T. Garrett has conveyed to E. F. Sims and others by deed dated June 10, 1944 recorded in Deed Book 265, page 402 a parcel of land containing 17 1/2 acres. Said tract of land is described as follows:

BEGINNING at a pin in center of road known as Old Hundred Road, and running thence S. 41 3/4 E. 12.27 to stake in center of road; thence S. 57 1/2 W. 11.24 to a stake; thence S. 12 3/4 W. 20.25 to a stake; thence S. 39 W. 15.50 to poplar; thence N. 83 1/4 W. 23.00 to a stone; thence 17 E. 5.00 to post oak; thence in a northeasterly direction with the meanderings of a branch as the line to Little Reedy Fork Creek; thence with the meanderings of said creek in a northerly direction to a stake; thence N. 59 3/4 E. 3.85 to a stone; thence N. 27 E. 3.85 to a stone; thence N. 16 E. 3.59 to a stone; thence N. 24 E. 10.67 to a stone; thence N. 47 E. 6.78 to a stake in center of road at beginning. LESS, HOWEVER, the Sims Tract of 17 1/2 acres, which is shown by courses and distances as follows:

BEGINNING at stake on line of J. W. King at corner of Maurice Berry and running thence along the King line N. 82-45 W. 1518 feet to stone on line of Alex Rogers; thence N. 18-25 E. 3.28 feet to post oak at the head of branch; thence down branch as a line N. 81-30 E. 480 feet to bend; thence S. 88-15 E. 592 feet to bend; thence N. 86 E. 259 feet to stake in mouth of branch where it intersects Little Fork Reedy Creek; thence down creek as a line S. 59-30 E. 419 feet to stake on line of land of Maurice Berry; thence along his line S. 39 W. 409 feet to beginning corner.

This is the same property this day conveyed to the mortgagor by J. T. Garrett and this obligation is made to secure funds with which to pay a balance due on the purchase price and is executed concurrent with the delivery of the deed.

A further condition or provision of this obligation is it is understood and agreed that should this property be conveyed to any person or persons not eligible for a Foundation loan then this mortgage is to become immediately due and payable without further notice.