

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:

We, John A. Boyce and Mattie L. Boyce SEND GREETINGS:

Whereas, we the said John A. Boyce and Mattie L. Boyce
in and by our certain promissory note in writing, of even date with these presents, are
well and truly indebted to Farmers Bank of Simpsonville

in the full and just sum of Twenty-Five Hundred & No/100
Dollars, to be paid Six months

The Farmers Bank of Simpsonville, S.C.
Per: [Signature] President - Cashier
Witness: [Signature] [Signature]

with interest thereon from maturity at the rate of six per centum per annum, to be computed and paid semi-annually
in advance

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 mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that we, the said mortgagors
in consideration of the said debt and sum of money aforesaid, and for 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 Dollars, to us
the said mortgagors
in hand well and truly paid by the said mortgagee

SATISFIED AND PAID IN FULL
DEED RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF GREENVILLE, S.C.
NOV 28 1947

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
Farmers Bank of Simpsonville:

All that certain piece, parcel or lot of land, lying and being in Austin Township, County
and State aforesaid, located just outside the town limits of Simpsonville, adjoining lands
of Eliza Morton, L. A. Fowler, Ben Maynard, and Woodside Cotton Mills, and more fully described
as follows:

BEGINNING at a point in center of Georgia Road (joint corner with Ben Maynard) and running
thence along Maynard line S. 0-58 W. 4.53 chains to an iron pin; thence still along Maynard line
S. 9 1/2 W. 8.10 chains to a point in center of branch (line of Woodside Mills); thence down the
meanders of said branch S. 81 1/2 W. 7.00 chains to center of Creek; thence down the meanders of
said creek S. 19 3/4 W. 4.70 chains to point in center of creek; thence along fence on line of
Eliza Morton N. 58 W. 4.12 chains to a cedar post; thence still along Morton line N 14 E. 16.24
chains to a point in center of Georgia Road; thence along center of Georgia Road N. 87 3/4 E.
9.14 chains to the beginning corner, containing 15.17 acres according to plat of survey made by
E. E. Gary, surveyor, on Nov. 12, 1947.

This is the same tract of land being purchased today by John A. Boyce and Mattie L. Boyce
from M. M. Scott, deed not yet recorded and this mortgage is made as part purchase price of land
being conveyed.