

State of South Carolina,

COUNTY OF Greenville

FILED GREENVILLE CO. S. C.

MAY 29 12 45 PM 1948

To all Whom These Presents May Concern:

OLLIE FARNSWORTH R. M. C.

I, James McJunkin

SEND GREETING:

Whereas, I the said James McJunkin

in and by my certain Promissory note in writing, of even date with these presents, am well and truly indebted to Troy K. Tripp

in the full and just sum of Two Hundred and No/100 (\$200.00) Dollars - - - - - , to be paid Four (4) months after date.

with interest thereon from date at the rate of Six (6%) per cent. per annum, to be computed and paid quarterly

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 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 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, his Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Bates Township, Greenville County, State aforesaid, containing nine acres, more or less, and being the Southern portion of a 31-acre tract of land shown on a plat of the property of J. B. Davenport, as prepared by W. J. Riddle, Surveyor, in September, 1939, recorded in the Office of R. M. C. for Greenville County in Plat Book "M" at Page 129, and being more particularly described as follows:

BEGINNING at a stone, corner of lands now or formerly owned by Cleve Beattie, and running thence with the Beattie lands, N. 33 E. 1353 feet to a point in a branch; thence down the meanders of the branch, 300 feet, more or less, to a sweet gum tree; thence S. 6-30 E. 1173 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by Troy K. Tripp by deed to be recorded.

This mortgage is given to secure the payment of the balance of the purchase price for said property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining. TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and his Heirs and Assigns forever, And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and his Heirs and Assigns, from and against myself, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

Paid in full Sept. 14, 1948 Troy K. Tripp

1948 March 49 Ollie Farnsworth 12135 S. 6419

Michael P. ...