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THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, J. Hoyt Brooks

SEND GREETING:

Whereas, I, the said J. Hoyt Brooks

in and by a certain promissory note in writing, of even date with these

Presents, am well and truly indebted to Farmers Bank of Simpsonville

in the full and just sum of Nine Hundred and No/100 ---

, to be paid Six Months after date

, with interest thereon from maturity

at the rate of 6 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 mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, 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 me, 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, 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, Greenville County, SC, located on the south side of old stage road in the Town of Simpsonville, and being bounded by lands of T. R. Moore, Henry Harrison et al, and more fully described as follows:-

BEGINNING in the center of old stage road and running thence in a Southwesterly direction along center of a proposed new street 160 ft. to a stone on an old hedge row 3x; thence in southerly direction 130 ft. to a stake on said hedge 3x; thence in an Easterly direction 295 ft. to center of old stage road (Maple Street); thence in a northerly direction up said road 158 ft. to the beginning corner, and containing three-fourths (3/4) of an acre, more or less, and being the same lot of land conveyed to me by Josie O. Brooks by deed dated June 21, 1940, recorded in Greenville County R. M. C. Office in Vol. 224 at page 27,

*Paid in full Nov 20-1941
Bank of Simpsonville
Simpsonville, S.C.
by Gladys Huff
A. Baker
Nov 4 49*