

The State of South Carolina

County of Greenville

To All Whom These Presents May Concern:

We, Leroy Culbertson and Ola E. Culbertson,

SEND GREETING

Whereas, we the said Leroy Culbertson and Ola E. Culbertson

in and by our certain promissory

note in writing, of even date with these presents, are well and truly indebted to J. B. Martin

in the full and just sum of Five Thousand (\$5,000.00) Dollars

to be paid one year after date

, with interest thereon from date

at the rate of 6 per cent, per annum, to be computed and paid annually

until paid in full; all interest not paid when due to bear interest at the 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 per cent besides all costs and expense of collection, to be added to the amount due on the 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 we, the said Leroy Culbertson and Ola E. Culbertson

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J. B. Martin

according to the terms of said note, and also in consideration of the further sum of Three Dollars, to us the said Leroy Culbertson and Ola E. Culbertson in hand well and truly paid by the said J. B. Martin

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 J. B. Martin, his heirs and assigns:

All that certain, piece, parcel or lot of land in Grove Township, in Greenville County, State of South Carolina, containing one acre, more or less, beginning at an iron pin in center of county road leading from the new Augusta Road past the former home of W. M. Stenhouse, deceased, at corner of land of Sue H. Earle, and running thence with Earle line N. 86-15 W. 325.7 feet to iron pin, Thomas Stenhouse line; thence with said Stenhouse line N. 3-45 E. 269 feet to iron pin center of said county road; thence with the center of said road S. 46-40 E. 422.1 feet to the point of beginning, and being the same lot of land conveyed to us by J. H. & Dorothy Wilson by deed dated May 6, 1947, of record in the R.M.C. Office for Greenville County, South Carolina, in Book 312, at page 1.