

THE STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

DEC 17 12 35 PM 1951

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, James Simmons

SEND GREETING:

Whereas, I, the said James Simmons

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

Presents, am well and truly indebted to Mary Morris Charles

in the full and just sum of Eleven Hundred and no/100 Dollars (\$1100.00)

to be paid \$100.00 per month, the first monthly payment due December 18th, 1951 and a similar amount on the 18th day of each month thereafter until the balance is paid in full.

with interest thereon from December 18th, 1951

at the rate of 6% per centum per annum, to be computed and paid monthly and at the same time of the principal payments,

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 James Simmons

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said

Mary Morris Charles

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said James Simmons

, in hand well and truly paid by the said Mary Morris Charles

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

Mary Morris Charles, her heirs and assigns forever.

All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, on the north side of the road leading from Charles store to Piedmont, and being known and designated as Tract No. 5 of the Mary Morris Charles property, according to plat made by W. J. Riddle, Surveyor, December 3, 1951, which plat is recorded in the office of the R. M. C. for Greenville County, S. C. in Flat Book AA, page 32, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point in the center of the Piedmont road, joint front corner of Lots Nos. 5 and 6, and running thence N. 5-45 W. 685 ft to corner; thence N. 30-30 W. 645 ft to a corner in the line of W. C. Walker, joint rear corner of Lots Nos. 5 and 6; thence N. 48-50 E. 247.7 ft to a corner, joint rear corner of Lots Nos. 4 and 5; thence S. 19-45 E. 1461.2 ft to a point in the center of the Piedmont road, joint front corner of Lots Nos. 4 and 5; thence S. 83-15 W. with the center of the road 290 ft to the point of beginning, containing 6 acres, more or less.

Also all that other piece, parcel or lot of land in Township, County, and State aforesaid, on the north side of the road leading from Charles store to Piedmont and being known and designated as Tract No. 6 of the Mary Morris Charles property, according to plat made by W. J. Riddle, Surveyor, December 3, 1951, which plat is recorded in the office of the R. M. C. for Greenville County, S. C. in Flat Book AA, page 32, and