

GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE—Prepared by J. B. Ricketts, Attorney at Law, Greenville, South Carolina

APR 29 11 31 AM 1953

The State of South Carolina,

County of Greenville

OLLIE FARRISWORTH
R.M.D.

To All Whom These Presents May Concern:

I, W. O. Groce

SEND GREETING:

Whereas, I, the said W. O. Groce

hereinafter called the mortgagor(s)

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to The First National Bank of Greenville, S. C., as Trustee for the Estate of H. C. Hagood, deceased, hereinafter called the mortgagee(s), in the full and just sum of Five Thousand and no/100 - - - - -

- - - - - DOLLARS (\$ 5,000.00), to be paid

in ten (10) semi-annual instalments of Five Hundred (\$500.00) Dollars each, the first instalment falling due six (6) months after date, and one of the remaining instalments falling due every six (6) months thereafter until the entire indebtedness has been paid,

, with interest thereon from date

at the rate of five (5%)

percentum per annum, to be computed and paid

semi-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; 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(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's 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(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 The First National Bank of Greenville, S. C., as Trustee for the Estate of H. C. Hagood, deceased,

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville and in Bates Township, about 11 miles from the City of Greenville on Little Texas Road, containing forty-five (45) acres, more or less, according to a survey and plat as made by J. Mac Richardson, Registered Land Surveyor, in December 1948, said tract of land being described according to said plat by metes and bounds as follows, to-wit:

BEGINNING at a stump on the old Little Texas Road and running thence with said road South 58-15 East 2.81 chains to a stake; thence continuing with said road South 78-15 East 4.66 chains to a stake; thence continuing with said road South 72 East 4.59 chains to a stake in Shoal Creek; thence North 61 East 8 chains to a stake; thence North 38 East 1.97 chains to a black gum in the creek; thence North 67 East 4.86 chains to an ash; thence North 1 West 4.36 chains to a sweet gum on bank of creek; thence North 52-30 West 12.85 chains to a stone; thence South 80-20 West 15.50 chains to a pine stake; thence South 4 East 14.12 chains to the place of beginning.

This is the same tract of land conveyed to W. O. Groce by deed of Mrs. Faye Batson dated April 28, 1953, and this mortgage is given to secure the unpaid balance of purchase price for said property.