

BOOK 576 PAGE 454

THE STATE OF SOUTH CAROLINA }  
 COUNTY OF Greenville }

To All Whom These Presents May Concern:

I, **Ella P. Groce**

SEND GREETING:

Whereas, **I**, the said **Ella P. Groce**  
 in and by **my** certain **promissory** note in writing, of even date with these  
 Presents, **am** well and truly indebted to **E. H. Edwards**  
 in the full and just sum of **Three Hundred Eighty-five and no/100 Dollars**  
 to be paid **one year from date hereof**

, with interest thereon from **date**  
 at the rate of **7** per centum per annum, to be computed and paid  
**at maturity** 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 **Ella P. Groce**  
 , in consideration of the said debt and  
 sum of money aforesaid, and for the better securing the payment thereof to the said **E.H. Edwards**  
 according to the terms of the said note, and also in  
 consideration of the further sum of Three Dollars, to **me**, the said **Ella P. Groce**  
 , in hand well and truly paid by the said **E. H. Edwards**  
 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 **E.H. Edwards**,  
**his heirs and assigns forever, the following described real estate:**

**ALL that piece, parcel or lot of land, with improvements thereon, in Chick Springs Township, County of Greenville, lying on the south side of the Super Highway (No. 29) containing 14 acres, more or less, being the remainder of the five acre tract and the 22 acre tract conveyed to me by J. William Peterson, Jr., Trustee under the Will of T. M. Groce, by deed dated July 8th, 1939, recorded in the RMC Office in Deed Book 212 Page 111, lying South of said Super Highway, and bounded as follows: North by said Super Highway; east and southeast by branch, north and southwest by I. P. Few and West by Jones Road.**

The above described property is subject to previous mortgages given to E. H. Edwards, on record in the Office of RMC for Greenville County.