

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 Dollars (\$300.00)

to be paid one year from date hereof, together

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

and his Heirs and Assigns, the following described real estate:

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

The within mortgage is subordinate only to those certain mortgages previously given by the Mortgagor herein to the mortgagee, now of record in the Office of RMC for Greenville County.

Sept. 29, 37
with
James A. [unclear]
E. H. Edwards