

STATE OF SOUTH CAROLINA,

County of Greenville

To all Whom These Presents May Concern:

WHEREAS We, C. L. Spelts and Inez Spelts, of Greenville, are well and truly indebted to J. C. Barber, Jr.

in the full and just sum of One Thousand and No/100 - - - - - (\$ 1,000.00) Dollars, in and by our certain promissory note in writing of even date herewith, due and payable as follows: in monthly instalments of Fifty and No/100 - (\$50.00) Dollars each, beginning on the day of July, 1954 and continuing on the day of each and every succeeding month thereafter until the principal debt has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said C. L. Spelts and Inez Spelts

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery 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. C. Barber, Jr., his heirs and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, located on the Old Anderson Road or State Highway No. 81, about 2-1/2 miles from the corporate limits of the City of Greenville, being known and designated as Tract No. 4 of a subdivision known as Dixie Farms according to a plat thereof recorded in the R. M. C. office for Greenville County in Plat Book L, at pages 3 and 5, containing 9.34 acres, and being described by metes and bounds, as follows:

BEGINNING at an iron pin at the joint corner of Tracts Nos. 4 and 3, and running thence with the line of Tract No. 3, N. 35-25 W. 355 feet to an iron pin; thence N. 40-50 W. 712 feet; thence S. 23-30 W. 128 feet to an iron pin, joint corner of Tracts 5, 6, and 4; thence S. 14 E. 145 feet to an iron pin; thence S. 40-52 E. 196 feet to an iron pin; thence S. 5-07 E. 100 feet to an iron pin; thence S. 41-47 W. 46 feet to an iron pin; thence S. 27 W. 100 feet to an iron pin; thence S. 10 E. 165 feet to an iron pin; thence S. 17 W. 65 feet to an iron pin; thence S. 49-35 W. 159-1/2 feet to the center of a county road; thence along the center of the county road, S. 35-30 E. 356 feet to a point in the center of State Highway No. 81; thence N. 47 E. 356 feet with said highway to a point; thence continuing with said highway, N. 55-25 E. 294 feet to the point of beginning, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same conveyed to us by J. C. Barber, Jr. by deed not yet recorded.

This is a second and junior mortgage, being junior to the lien of the First Federal Savings and Loan Association of Greenville in the sum of \$4200.00.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

J. C. Barber, Jr., his Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.