

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 Four Thousand Two Hundred Thirty and no/100  
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 mort-  
gage 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 grant-  
ed, 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 forever, 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, lying  
on the South side of the Super Highway (U.S. Highway No. 17),  
containing fourteen (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 9th 1939, recorded in RMC Office for said  
county in Deed Book 212, at page 111, bounded as follows, to wit:  
North by said Super Highway; East and Southeast by Branch Road  
Southwest by I.P. Few and west by Jones Road.

Subject only to those certain mortgages executed by Mortgagor  
herein to Mortgagee, all of said mortgages being of record in the  
RMC Office for said County.