

MORTGAGE OF REAL ESTATE - Offices of ~~SPENCER~~ GREENVILLE, S. C. Greenville, South Carolina
CHARGES W. SPENCE
101 Broadus Ave.
Greenville, S. C. 29601

FILED

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STATE OF SOUTH CAROLINA, } OLLIE FARNSWORTH
COUNTY OF GREENVILLE } R. H. C.

To All Whom These Presents May Concern:

WHEREAS We , Lester C. Caldwell and Noel L. Caldwell

are well and truly indebted to

in the full and just sum of Six Thousand Two Hundred Twenty-Eight and No/100ths Dollars, in and by our certain promissory note in writing of even date herewith, due and payable

XX
in equal monthly installments of Eighty-Six and No/100ths (\$86.00) Dollars each commencing April 1, 1970, and a like amount on the same day of each successive month until paid in full; payments to be applied first to interest and balance to principal; with full privilege to anticipate the whole or any part at any time.

with interest from date at the rate of Eight (8%) per centum per annum until paid; interest to be computed and paid monthly ~~annually~~ and if unpaid when due to bear interest at same rate as principal until paid, and 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 Lester C. Caldwell and Noel L. Caldwell

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

Bailey Austin Trammell and Martha Geraldine Trammell, their Heirs and Assigns,

ALL of that tract of land in the County of Greenville, State of South Carolina, containing 26.26 acres, more or less, in Oaklawn Township, on both sides of Woodville Road, and being shown on plat of Lester C. Caldwell recorded in the R. M. C. Office for Greenville County in Plat Book 4-B, page 109, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Woodville Road at the corner of property of John Henry and Kanzadie Dogan, and running thence S 33-30 E 697 feet to an iron pin in the center of Grove Creek; thence along the center of said creek, the traverse of which is S 89-24 W 56.4 feet to an iron pin; thence along Ramsauer S 24-23 W 942.2 feet to an iron pin; thence along Clayton N 44-18 W 1384.4 feet to an iron pin on the branch; thence following the traverses of the branch the following courses and distances, to-wit: N 8-02 E 159.8 feet; N 65-05 E 59.4 feet; N 81-42 E 261.8 feet; N 47-41 E 121.7 feet to a point in the center of Woodville Road; thence continuing with said creek N 33-36 E 427.2 feet to an iron pin; thence N 47-35 E 76.6 feet to an iron pin; thence along Mattison S 39-30 E 393 feet to an iron pin in said road at the point of beginning, and being the same conveyed to us by deed of Bailey Austin Trammell and Martha Geraldine Trammell to be recorded of even date herewith.