

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & ~~McKAY~~ McKAY, Attorneys at Law, Greenville, S. C.

The State of South Carolina,
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1198 PAGE 238

JUL 3 4 06 PM '71
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

Cape N. Eller

SEND GREETING:

Whereas, I, the said Cape N. Eller

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,
am well and truly indebted to Dr. S. Dee Campbell

hereinafter called the mortgagee(s), in the full and just sum of Seven Thousand and no/100

----- DOLLARS (\$ 7,000.00), to be paid

on or before July 5, 1972

, with interest thereon from maturity

at the rate of Six (6%)

percentum per annum, to be computed and paid
until paid in full; all interest not paid when due to bear

annually
interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, 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 its 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 ten (10%) per cent, of the indebtedness as attorney's 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Dr. S. Dee Campbell, his heirs and assigns, forever:

ALL that parcel or tract of land with the improvements thereon situate on the South side of Ray Road (Formerly known as Pepper Road and Reedy Fork Road) in Grove Township, in Greenville County, South Carolina being shown as Tract No. 4 on Plat of the Estate of S. P. Campbell and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a stone on Pepper Road and runs thence S. 72-15 E. 1404 feet to an iron pin in said Road; thence N. 21-10 E. 887 feet to a stone in corner of Tract 3; thence S. 70-00 E. 1111 feet to stake in corner of Tract 3; thence with line of D. L. Waldrop, S. 20-45 W. 903 feet to stone; thence S. 18-15 W. 523 feet to Stone; thence N. 89 W. 506 feet to stone; thence S. 13-15 E. 191 feet to stone in branch; thence with branch and runs in a northwest direction 2375 feet to stone on said branch; thence N. 79 W. 581 feet to stone; thence N. 6 E. 1080 feet to the point of beginning and containing 73.50 acres, and expressly excluding from this conveyance the following tracts of land which have been sold and conveyed by Dr. S. Dee Campbell:

22.14 acres conveyed by Dr. S. Dee Campbell to John M. Brown, Dated December 31, 1928, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 136 Page 431.

22 acres more or less conveyed by Dr. S. Dee Campbell to John M. Brown, Dated April 28, 1953 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 477 Page 253.

.87 acres conveyed by Dr. S. Dee Campbell to John H. Rainey, dated May 20, 1937 and recorded in the R.M.C Office for Greenville County, S.C. in Deed Book 191 Page 894