

JUL 31 4 23 PM '72
ELIZABETH RIDDLE
R.M.C.

STATE OF SOUTH CAROLINA,
County of Greenville

To All Whom These Presents May Concern:

WHEREAS,

JOSEPH J. GROOMS

hereinafter called the mortgagor(s), is (are) well and truly indebted to JEANETTE B. LeBRE hereinafter called the mortgagee(s).

in the full and just sum of Twenty-Eight Thousand Seven Hundred Fifty and No/100 (\$28,750.00)

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows: Three successive annual installments: \$10,000.00 plus interest, one year from date; \$10,000.00 plus interest, two years from date; the balance of \$8,750.00 plus interest, three years from date. Right of anticipation is reserved. with interest from date at the rate of seven per centum per annum until paid; interest to be computed and paid annually and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (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 an attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) 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 the mortgagor(s) 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 mortgagee(s) the following described real property:

ALL that piece, parcel or lot of land, situate, lying and being in Cleveland Township, Greenville County, State of South Carolina, containing 155 plus acres, having the following metes and bounds:

BEGINNING at a stone on the N.E. corner adjoining the Sullivan property, S 64-30 W 300 feet to a stone; thence N 84-00 W 1135.2 feet to stake; thence N 51-30 W 2079 feet to stake; thence N 25-30 W 1980 feet to stake; thence N 30-30 E 2376 feet to sweet gum in gap; thence N 55-26 W 2032 feet to stake adjoining Sullivan property at logging road; thence S 30-12 W 390 feet; all remaining metes and bounds are to center of logging road, back to stake at beginning. Road is to remain open to property owners. Thence S 28-42 E 74.2 feet; thence S 48-06 E 208.8 feet; thence S 59-51 E 75.4 feet; thence S 6-36 E 76 feet; thence N 85-24 E 128.9 feet; thence S 2-24 W 96.1 feet; thence S 58-48 E 49 feet; thence N 61-53 E 74.8 feet; thence S 76-27 E 55 feet; thence S 34-00 S.E. 82.4 feet; thence N 41-45 E 116.7 feet; thence N 86-15 E 64 feet; thence S 49-20 E 87.4 feet; thence N 60-26 E 164.3 feet; thence S 58-34 E 90 feet; thence S 68-50 E 76.4 feet; thence S 78-1 S.E. 125.3 feet; thence S 43-32 E 158.9 feet; thence S 67-20 E 53.2 feet, to beginning corner at Sullivan property.