

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, T. Oregon Lawton,

SEND GREETING:

WHEREAS, I, T. Oregon Lawton

in and by my certain Promissory note in writing, of even date with these presents, am well and truly indebted to

Monroe Ferguson

in the full and just sum of Fifteen hundred + ²⁰/₁₀₀ (\$1500.00)

Dollars, to be paid On or before three years after date, with the right to Monroe Ferguson to call for payment of any part or all of said principal sum on giving sixty (60) days notice in writing to T. Oregon Lawton.

with interest thereon from date at the rate of seven per cent. per annum, to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then 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 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, T. Oregon Lawton

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

Monroe Ferguson

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said

T. Oregon Lawton in hand, well and truly paid by the said Monroe Ferguson

at and before the signing 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 Monroe Ferguson: All that certain tract or parcel of land,

situate, lying and being in Cleveland Township, Greenville County, S.C., on the waters of South Saluda River, containing one hundred four (104) acres, more or less, and bounded by lands of Southeastern Life Insurance Company, Mary Tally, Nancy Ferguson, T.O. Lawton and others, and having according to a survey made by Alonzo L. Edens, March 17th, 1924 the following metes and bounds, to-wit:

Beginning at a Hickory, corner of land of Southeastern Life Insurance Company and Sloan and running thence N. 12.10 to a stone; thence N. 10 E. 2.00 to a bend; thence N. 15 1/2 W. 1.50 to bend in old road; thence N. 32 W. 3.00 to bend in old road; thence N. 8-3/4 W. 2.50 to bend in old road; thence N. 4.00 to bend in old road; thence N. 6 1/2 E. 5.50 to bend in old road; thence N. 3 1/2 W. 1.50 to bend in old road; thence N. 3 1/2 W. 1.50 to bend in old road; thence N. 11 1/2 E. 2.50 to stone in old road; thence N. 13 1/2 E. 3.00 to bend in old road; thence N. 5 E. 2.00 to bend in old road; thence N. 20 E. 7.30 to stone at fork of old Hagood road and the New Caesar's Head Road; thence along the center of the old Hagood road in a Southwesterly direction with the various bends thereof 36.00 to stone, corner of land of Mary Tally; thence S. 19 E. 25.37 to a P.O. X.O. corner of Nancy Ferguson land; thence S. 21 1/2 E. 12.40 to stone X.O. corner of G.T.S. Ferguson land; thence S. 20 E. 6.22 to stone X.M.; thence N. 70 E. 16.90 to the beginning Hickory.

The mortgagor specifically reserves from the lien of this mortgage the right to cut any and all timber on said lands, applying if desired the net proceeds derived from said timber upon the payment of the principal sum.

This is a purchase-money mortgage.

MONROE FERGUSON

Guise Adix
Sep. 19th
Aug 7