

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

*note*  
*Shale, mortgage and management of same*  
*26th*  
*(Seal)*

SEND GREETING:

the said *Mrs. M. J. Traupman*, of *Rinconeta, S.C.*, and well and truly indebted to *The Bank of Charleston*, a Banking Corporation under the laws of the State of South Carolina, with its principal office at *Charleston, S.C.*, in the sum of *Two Thousand (\$2000.00)* Dollars, and have given my *personal obligation* payable *October 17th 1940*, with interest after maturity at the rate of *seven per centum* per annum, till paid in full, and ten per centum on the amount due as attorney's fees in event of collection by suit, or by attorney, as in and by the said *note*

And it is agreed, by and between the said parties, that should legal proceedings be instituted for the collection of the debt secured hereby, and in that event, the said *mortgage* receivable or assigns, shall have the right to have a Receiver appointed by the court to receive the rents and profits of the above described premises with power to withhold lease and the said premises in or if he should so elect, and after deducting all charges and expense attending such proceedings, shall apply the residue of said rents and profits toward the payment of the debt secured hereby.

reference being thereunto had, will more fully appear

NOW, KNOW ALL MEN, That, the said *Mrs. M. J. Traupman*

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

of the said *note* or *receivable* according to the terms

of the said *note* or *receivable* and also in consideration of

the further sum of Three Dollars to the said *Mrs. M. J. Traupman*

in hand well and truly paid by the said *The Bank of Charleston*

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 *The Bank of Charleston*

All these four tracts or parcels of land, lying, being and situate in the Counties of Laurens and Greenville, in the State of South Carolina, to wit: Parcel number one, containing 24.34 acres, more or less bounded now or formerly by lands of Charles Simpson, J. S. Bramblett, U. J. Monro and others.

Parcel number two, containing 2 acres, more or less, having the following courses and distances as will more fully appear by reference to survey thereof made by D. A. Bryce, Surveyor, 28th of October, 1887, to wit:

Beginning at a stone 3x original corner of B. F. Arnold land, running thence South 74 1/2 West 6.36 to stone 3x, thence South 19 E. 3.18 to stone 3x Ellen Carter's old corner, thence North 74 1/2 East 6.36 to stone 3x, thence North 19 West 3.18 to beginning corner.

This is the identical property conveyed to Mrs. M. J. Traupman by P. J. Johnson, on the 21st of March 1936 as is fully recorded in the office of the Clerk of Court for Laurens County in Deed Book 64 at page 225.

Parcel number 3, containing 29.1 acres, more or less bounded now or formerly on the northeast by lands of Charles S. Simpson, and James H. Traupman, on the southeast by lands of J. F. Donaldson, on the southwest by lands of R. H. Monro and on the northwest by lands of St. J. for Jane Estes and having such shape, metes, courses and distances as will more fully appear by reference to plat of same made by John M. Haines, Surveyor, January 24th and 31st, 1906.

Parcel number 4, containing 37.42 acres, more or less, composed of two parcels, one of 9.67 acres, and the other of 28.25 acres, bounded now or formerly on the Northeast by lands of G. F. West and G. C. Allen, on the Southeast by lands of J. F. Donaldson and J. H. Traupman, and on the Southwest by lands of J. F. Donaldson, and on the Northwest by lands of St. J. Estes, J. F. Estes, and estate of J. P. Latimer, and having such shape, metes, courses and distances as will more fully appear by reference to plat of same made by John M. Haines, Surveyor, March 11th, 1904.

The acreage in parcels nos. 3 and 4 include the two acre parcel number 2 sold to the mortgagee by P. J. Johnson on the 21st of March 1936.

Parcels nos. 3 and 4 are the identical lands conveyed to the mortgagee by Blythe C. Johnson and others on the 18th of October 1939, by their deed to the recorded in the office of R. M. C. of Greenville County.

It is understood and agreed that this mortgage shall secure the payment of any renewals, or extensions of the indebtedness hereby secured, or any portion thereof from time to time made.

And it is further agreed, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney-at-law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

REGISTERED AND CANCELLED OF Nov. 16 1940  
RECORDED DAY OF 16 1940  
Office of the Register of Deeds  
GREENVILLE COUNTY, S. C.  
# 16661

For Release of 1.81 acres, see R. E. M. Book 285, Page 15.  
For Release to this mortgage see R. E. M. Book 290, Page 127.