

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, E. P. Peace,

WHEREAS, I, the said E. P. Peace, as

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

in the full and just sum of four thousand nine hundred forty eight (\$4948.00)

Dollars, to be paid four hundred dollars on December 1st, 1936, four hundred dollars on December 1st, 1937, five hundred dollars on December 1st each year thereafter for seven years, and the total balance on December 1st, 1946.

with interest thereon from Dec. 1st, 1936 at the rate of 6 per cent. per annum, to be computed and paid annually thereafter

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 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 interest 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, the said E. P. Peace

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

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

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 R. Perry Turner;

That certain tract of land in Pleasant Hill School District, Highland Township, Greenville County, South Carolina, containing one hundred twenty-three and seven tenths (123.7) acres, more or less, as per plat thereof by J. H. Atkins; Beginning at Barnes' Branch, and runs N. 38.53 E. 15.00 chs. to stake; thence N. 50-40 W. 39.00 chs. to stake; thence N. 40-03 E. 19.60 chs. to stump; thence S. 53-25 E. 57.38 chs. to stake in old Creek Run; thence S. 48 E. 3.00 to stone; thence S. 68.13 W. 12.05 chs. to sourwood on branch; thence down the meanderings of said branch to the beginning corner; and bounded on the North-east by lands of J. T. Moon; South-east by lands of R. F. Dill or Ross; South by lands of Estate of J. M. Harrison; South-west by lands of George Sudduth and of Mrs. Pearl Stokes, and North-west by lands of J. T. Sudduth; Being the same tract of land this day conveyed to me by James C. Moon, and this mortgage being given for the purpose of raising the greater portion of the purchase money thereof.

Mortgagor agrees to and is hereby bound to cut and use such wood and timber as necessary and desired for home and farm purposes only.

Mortgagor further agrees to keep the said farm in good state of cultivation and the buildings in reasonable repair, and a failure so to do to cause the entire debt to become collectible at the option of the mortgagee, and further that the failure to meet any installment of principal or interest when due, as herein stated, the whole debt to become due and collectible, at the option of the owner and holder of this security.

The annual crops on and from said place are also to stand as security for the payment of the instalments herein specified.

Witness my hand and seal this 27th day of Dec. 1937. E. P. Peace. R. Perry Turner. S. H. [unclear] B. [unclear] Allie [unclear] 10:03 #15141