

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVINCE-BARRARD CO.—GREENVILLE 46451

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

X

SEND GREETINGS:

Whereas, I the said Thomas Andrew Bruton
in and by my certain Real Estate note in writing, of even date with these presents, am
well and truly indebted to B. P. Edwards

in the full and just sum of Three Hundred and Seventeen and 40/100
(\$ 317.40) Dollars, to be paid one year from date and in monthly
installments of Twenty and No/100 (\$20.00) per month, first payment to be made on March 1st,
1942 and on the first of each successive month thereafter until the year expires and the failure
to comply with any monthly payments shall immediately thereafter render the entire amount of
balance due and payable

with interest thereon from date at the rate of 7 per centum per annum, to be computed and paid annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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 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 20 per cent of the indebtedness as attorneys' 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 Thomas Andrew Bruton

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

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

in hand well and truly paid by the said B. P. Edwards

at and before 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

B. P. Edwards and his heirs and assigns:

All of that certain piece, parcel or tract of land situate, lying and being in said State and County, Chicks Springs Township, about 3 1/2 miles West from Greer, being bounded on the North by lands of Mrs. Willie Moore, on the East and South by lands of Minnie L. Hahn, and on the West by lands of Fox and Teasley Bruton, and being situate in the Northwest corner of a tract of 215.75 acres (Tract No. 2 of the John J. James estate) and having the following metes and bounds, to-wit:

BEGINNING on an iron pin in a road that leads to the Suber Mill Road, said pin being on the line of Teasley Bruton, and runs thence with the Bruton line N. 25-30 W. 136 feet to a poplar 3 X O. M., ✓ Fox's corner; thence with the Fox line N. 25-17 W. 810.7 feet to an iron pin, Fox and Moore corner; thence with the Moore line N. 63-00 E. 460 feet to an iron pin on the Moore line; thence a new line S. 25-45 E. 1054 feet to an iron pin in the road that leads to the Suber Mill Road; thence with the road as a line N. 85-20 W. 200 feet to bend; thence S. 51-00 W. 143 feet to bend; thence S. 82-55 W. 100 feet to bend; thence S. 62-20 W. 58.5 feet to the beginning corner and containing Ten and Thirty Eight One Hundredths (10.38) Acres, more or less; this being all of said land conveyed to me by Minnie L. Hahn, Deed dated the 16th day of April, 1941 and being recorded in Office of R. M. C. in Greenville, S. C. in Vol. 233 page 5 on the 30th day of April, 1941.

SATISFIED AND CANCELLED BY
RECORDED TO THE DAY OF
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:25 O'CLOCK
1255