

THE STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

To All Whom These Presents May Concern:

I, Bernis Evans

SEND GREETING:

Whereas, I, the said Bernis Evans
in and by my certain promissory note in writing, of even date with these
Presents, am well and truly indebted to Farmers Bank of Simpsonville
in the full and just sum of Four Hundred Fifty Six and 45/100 -- Dollars
to be paid One year after date

with interest thereon from date
at the rate of 6 per centum per annum, to be computed and paid annually, in advance
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 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 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 mortgagor

in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said
Mortgagee according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me, the said mortgagor
in hand well and truly paid by the said mortgagee

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
Farmers Bank of Simpsonville:

All that certain piece, parcel or tract of land, lying and being in
Fairview Township, Greenville County, State of South Carolina,
containing 100.15 acres more or less as shown on a plat of property
of Franklin Real Estate & Investment Co., Prepared by Dalton & Neeves,
Engineers in August 1937, and being the same tract of land conveyed
to Bernis Evans by E. E. Mitchel by deed dated January 1, 1947,
and recorded in Vol. 304, page 418. Reference is here made to that
deed for a more complete description, and Courses and distances, metes
and bounds as listed therein are here made a part and parcel of this
instrument.

It is the intention of this mortgage to EXCLUDE from it three tract of
land conveyed off of the original tract as follows:

- (1) 2.68 acres conveyed to John Redmond, recorded in Vol. 472, page 272
- (2) 35.70 acres conveyed to John Redmond, recorded in Vol. 451, page 91
- (3) 2.75 acres conveyed to Willie L. Yeargin, Rec. in Vol. 378, page 524.

All recorded in the Greenville County R. M. C. Office.

It is the intent of this mortgage to cover 59.2 acres.