

FILED

GREENVILLE CO. S. C.

THE STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

DEC 19 11 09 AM 1951

OLLIE FARNSWORTH  
R. M. C.

To All Whom These Presents May Concern:

I, Fred H. Messer

SEND GREETING:

Whereas, I, the said Fred H. Messer

in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to Ophelia Ferguson

in the full and just sum of . . . . .Twenty-Two Hundred . . . . .(\$2200.00) Dollars,

to be paid \$35.00 on the 19th day of January, 1952, and a like amount on the 19th day of each month thereafter until paid in full; payment first to be applied to interest, the remainder to the principal sum,

with interest thereon from date hereof

at the rate of 6 per centum per annum, to be computed and paid monthly as above

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 Fred H. Messer

in consideration of the said debt and

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

Ophelia Ferguson

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said Fred H. Messer

in hand well and truly paid by the said Ophelia 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

Ophelia Ferguson and her Heirs and Assigns forever,

All that certain piece, parcel or lot of land in Bates Township, Greenville County, South Carolina, on the Little Texas Road, about two miles and a half (2 1/2) from the town of Travelers Rest, containing approximately two and one-fifty (2 & 1/5th) acres, more or less, and, according to a plat of the property of J. Smiley Robertson made by W. A. Hester, Surveyor, on September 7th, 1946, described as follows:

BEGINNING at an iron pin in said Road, and running thence N. 70 W. 6.73 chains to an iron pin; thence S. 18 W. 5.90 chains to an iron pin; thence N. 68 1/2 E. 9.78 chains to the beginning corner, and being the remainder of the tract of land, not previously conveyed, which was conveyed to J. Smiley Robertson by Lonzo Billie Hart by deed recorded in Deed Book 292 at Page 214. The conveyance from Lonzo Billie Hart to J. Smiley Robertson conveyed approximately 15 1/2 acres as shown in Deed Book 295 at Page 79, and approximately 11.3 acres as shown in Deed Book 298 at Page 113, and this conveyance is the entire balance of the tract secured from the said Lonzo Billie Hart, being the same property this day conveyed to me by E. Inman, Master, by deed to be recorded.