10M 12-47 No. 142—MORTGAGE OF REAL ESTATE—(Patterson Form) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

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BOOK 520 PAGE 309

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Lee W. West, SEND GREETING:

Whereas, I, the said Lee W. West in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to Sam G. Bruce in the full and just sum of Five Hundred and No/100 ($500.00) Dollars, to be paid one year from date hereof, 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 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 Lee W. West, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Sam G. Bruce according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said Lee W. West, in hand well and truly paid by the said Sam G. Bruce 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 Sam G. Bruce

ALL that certain piece,parcel or lot of land situate,lying and being in the State and County aforesaid, O'Neal Township,about one mile north from Greer, S.C.,lying on the southeast side of the Dantzler Ballenger Road, being the western portion of Tract No. 1 as shown on Plat of Property of Mrs. Eula Mayfield,said plat made by H. S. Brockman,Surveyor, January 27th 1945, and having the following courses and distances,to wit:-

Beginning on a point in the center of the said road,joint corner of the tract being conveyed this day to Sam G. Bruce, and runs thence with the center of the said road, S. 32-45 W. 91 feet to a bend; thence S.41-35 W. 100 feet to a bend; thence S. 47-30 W. 231.5 feet to a point in the said road and on the line of Mrs. Rosa West; thence with the said line, S. 7-45 E. 291.5 feet to a stake,joint corner of the Mrs. Rosa West land and on the Fred Clark Estate line; thence with the said line N. 59-00 E. 256.5 feet to a stone; thence N. 88-15 E. 152 feet to an iron pin on the Clark line and joint corner of the Sam G. Bruce tract; thence with the line of the Bruce tract, N. 14-57 W. 470.3 feet to the beginning corner, containing Three and No/100 Acres, more or less.

Paid in full
June 21, 1954
Sam G. Bruce

Witness: