

BOOK 578 PAGE 320

THE STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Benjamin F. Clyde

SEND GREETING:

Whereas, I, the said Benjamin F. Clyde
in and by a 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 Sixty Five and No/100 -- Dollars
, to be paid on April 22, 1954

, with interest thereon from date
at the rate of 6 per centum per annum, to be computed and paid semi-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 lot of land lying and being
in Austin Township, Greenville County, State of S. C., located
on the North side of the Mauldin-Pelham road, just east from the
town of Mauldin, and being more fully described as follows:

Beginning in the center of the Mauldin-Pelham Road, 209 feet
southwest from eastern boundryline of lands belonging to J. W.
Clyde, and running thence N. 44-45 W. 209 feet to corner of lot
5: thence S. 50-30-W. 209 feet to corner; thence S. 44-45 E.
209 feet to corner in center of road; thence along said road
N. 50-30 E. 209 feet to the beginning corner, containing one
acre more or less, and being the same lot of land conveyed to
Mortgagor by J. W. Clyde by deed dated April 14, 1947, recorded
in the Greenville County R. M. C. Office in Vol. 310, page 240.