

THE STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

To All Whom These Presents May Concern:

I, Ella P. Groce,

SEND GREETING:

Whereas, I, the said Ella P. Groce
in and by my certain promissory note in writing, of even date with these
Presents, am well and truly indebted to E. H. Edwards

in the full and just sum of Two Hundred and no/100 Dollars (\$200.00)
to be paid in thirty (30) days from date hereof

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

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 Ella P. Groce

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

E. H. Edwards according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me the said Ella P. Groce
in hand well and truly paid by the said E. H. Edwards

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 E. H. Edwards
and his Heirs and Assigns, the following described real estate:

ALL that piece, parcel or lot of land, with improvements
thereon, situated in Chick Springs Township, School District 235,
State of South Carolina, County of Greenville, lying on the South
side of Super Highway No. 29 containing 14 acres, more or less,
being the remainder of the five acre tract and the 22 acre tract,
conveyed to me by J. William Peterson, Jr., Trustee under the will
of T. M. Groce, by deed dated July 8, 1939, and recorded in the
RMC Office for Greenville County in Deed Book 212 at page 111,
lying south of said Super Highway, and bounded as follows: North
by said Super Highway; east and southeast by branch, south and
southwest by I. F. Few and West by Jones Road.

The within mortgage is subject only to those certain mortgages
previously executed by me in favor E. H. Edwards, the Mortgages
herein of record in the RMC Office of said County.