

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

To All Whom These Presents May Concern:

Theron Earl Brown

SEND GREETING:

Whereas, I, the said Theron Earl Brown

in and by my certain real estate 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 One Hundred Sixty Seven and 77/100 (\$167.77) Dollars, to be paid in monthly installments of Ten (\$10.00) Dollars each, first payment to be made January 15, 1955, and to continue in like payments each month thereafter until paid in full, with interest thereon from maturity at the rate of 7 per centum per annum, to be computed and paid after 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 Theron Earl Brown

, 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 Theron Earl Brown, 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 forever,

All that certain part and parcel of land, lying and situate in six miles of Greer, S. C. in O'Neal Township, lying on north side of Bruce Road, being bounded on North by Beaver Dam Creek and lands of Dean Bruce, on the East by the remainder of the 10 acre tract which C. L. Brown died seized and possessed with, on the South by said Beaver Creek Road, and on West by W. O. and Mildred Durham and having the following courses and distances:

BEGINNING on iron pin on North bank of said road, joint corner of said Durham lands and runs thence N. 61.45 E. 145 feet to a point in center of road; thence N. 52.45 E. 100 feet to nail and stopper in center of road; thence N. 12.15 W. 20 feet to iron pin on North bank of road thence continuing with same course for total distance of 660 feet to iron pin on South bank of Beaver Dam Creek (center of creek being line) thence up the South bank of creek N. 48.30 W. 50.5 feet to iron pin on South bank of creek at mouth of branch, joint corner of Durham lands; thence with Durham lines S. 13.45 W. 158 feet to iron pin; thence S. 22.00 W. 172 feet; thence S. 7.45 E. 499.5 feet to the beginning corner and containing 2 and 92/100 acres more or less.