

*Cost, expenses, and disbursement incidental to such collection.*

Now, Know all men, that the said mortgagor in consideration of the said debt and the sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said notes, and also in consideration of the further sum of Three Dollars to it in hand well and truly paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, and have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said C.P. Simmons and J.M. Simmons, their Heirs and assigns, "All that certain parcel and tract of land lying and being in South Carolina, Greenville County, in Gantt Township, about three miles South of the City of Greenville on the Old Piedmont Road, and having the following metes and bounds, to-wit:

Beginning at a point in the old road, and running thence S. 52-45 E. 142.5 ft. to a stone; thence S. 22-10 E. 542.5 ft. to a stake; thence S. 44-30 E. 1238 ft. to iron pin; thence S. 67 E. 462 - to iron pipe; thence N. 32-35 E. 1486 ft. to a point in the creek; thence N. 16-20 W. 1238 ft. to the railroad; thence N. 81-35 W. 1476 ft. to a stone; thence N. 33-35 W. 312 ft. to a Cherry tree; thence N. 82-25 W. 432 ft. to a point on the Old Grove Road; thence S. 0-20 W. 500 ft. to a point; thence S. 7-30 E. 300 ft. to a point; thence S. 17-30 E. 180 ft. to a point in the old road; thence S. 17 W. 374.4 ft. to the beginning corner, and contains 103.65 acres, more or less, and bounded by lands of Greenville Realty & Investment Company, M.D. Earle and others and the same tract of land conveyed to A.M. Rayson by W.M. Jones by deed recorded in Deed Book 100, at page 342.

Also all that other certain parcel and tract of land in the said State and County, and Gantt Township, having the following metes and bounds, to-wit: Beginning at a point near Gantt Station, at the intersection of Old Piedmont Road and the New Road and runs thence N. 39-45 E. 134 ft. to a point in the old road; thence along the said road N. 35-35 E. 84 ft. to a point in the said road; thence along the said road N. 14-30 E. 321.3 ft. to a point in the road; thence along the said road N. 6-40 W. 82 ft. to a point in the said road; thence along the said road N. 27-10 W. 103.2 ft. to a point in the road; thence along the said road N. 8-45 W. 176 ft. to a point in the road; thence along the said road N. 3-30 W. 437.3 ft. to a point in the road on the H.S.-Garrison land; thence N. 85-10 W. crossing the said road 45.5 ft. to a point in the new road; thence S. 0-26 W. 1052.5 ft. to a point in new road; thence S. 16-40 W. 208.7 ft. to the beginning corner, and contains Two & five tenths (2.5) Acres, more or less, and the same lot conveyed to H.S. Garrison by W.D. Garrison by deed recorded in Deed Book BBB, 394, Office of R.M.C. in and for Greenville County.

And being the same tract of land conveyed to Bradley-Bonded Warehouse by deed dated March 31, 1925, not yet recorded, and this mortgage is given to secure the remainder of the purchase money debt for the foregoing described lands.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances, to the said premises, belonging, or in anywise incident or appertaining.

To have and to hold, all and singular the said premises unto the said C.P. Simmons and J.M.-Simmons, their heirs and assigns forever.

And the said mortgagor does hereby bind instelf, and its successors and assigns to warrant and to forever defend all and singular the said premises unto the said mortgagees, their heirs and assigns from and against it, its successors and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

Provided further, that in the event the mortgagor shall fail to pay any State and County taxes assessed against the property, then the mortgagees shall have the right at their option of paying the same from time to time, and to collect therefor with interest the same as the principal debt above mentioned, or at their option may declare the whole debt due and foreclose-

(Over)