

THE STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETING:

WHEREAS, We, the said P.G., H.L. and W.T. Groce
in and by our certain promissory note in writing, of
even date with these presents, are well and truly indebted to

Jas. M. Richardson, Attorney

in the full and just sum of Three thousand (\$3000.00)

Dollars, to be paid one year after date

with interest thereon from date at the rate of 8% per cent. per annum to be
computed and paid semi-annually

until paid in full. Interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or
interest be at any time past due and unpaid, then 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, said note further providing for an attorney's fee of

ten per cent besides all costs and expenses of collection, to be added to
the amount due on said note, to be collected as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part
thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference
being thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, that We the said Mortgagors
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 us, the said

mortgagors

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 Jas. M. Richardson, Attorney, All our right, title and interest in

the parcels of land hereinafter mentioned and described, and being as follows:-

1. All that certain piece, parcel and tract of land lying and being situate in County and State aforesaid, and containing ninety acres, more or less, and being on both sides of Hoopers Creek, and being a part of the lands originally granted to John Fort and being the same conveyed to Philip G. Groce by Jeremiah and Frances Moore by their deed dated Jan. 7th, 1869, said deed being recorded in office R.M.C. for Greenville County in Book LL, at page 406, reference being thereto made for a fuller description, also
2. All that piece, parcel and tract of land in the County and State aforesaid, containing twelve acres, more or less, and being on the north side of Hoopers Creek, waters of Reedy River, and being the same conveyed to P.G. Groce by T.J. Farr by deed dated May 5th, 1879 and recorded in office R.M.C. for Greenville County in Book EE., at page 591, reference being thereto made for a fuller description; also
3. All that certain piece, parcel and tract of land in the County and State aforesaid on branch waters of Hoopers creek, containing twenty-four acres, more or less, and being the same conveyed P.G. and Francis Groce by deed dated Sept. 4th, 1879 and recorded in office R.M.C. for Greenville County in Book KK, at page 507, reference thereto being made for a fuller description; also
4. All that piece, parcel and tract of land lying and being in the County and State aforesaid on south side Hoopers Creek, containing five and one-half acres, more or less, and being the same conveyed to P.G. and Francis Groce by deed from Thos. J. Farr, said deed bearing date Sept. 4th, 1879 and being recorded in office R.M.C. for Greenville County in Book KK, at page 512.

Except from the above described parcels of land there has been sold off, and it is excluded from this deed a certain lot or parcel of land containing nine acres, more or less, as represented by a deed from P.G. Groce to T.J. Farr bearing date May 5th, 1873 and recorded in office R.M.C. for Greenville County in Book EE, at page 588.

All of the above lots or parcels of land lie adjoining each other and constitute one single tract of land, consisting of one hundred twenty-two and one-half (122-1/2) acres, more or less.

For another Dower to this mortgage, see City Book #19 page 327.

Nov. 1
Georgia
assignee
R. Bates