

State of South Carolina, }
County of Greenville

Tryon Development Company, a corporation created
and chartered under the laws of the State of South
Carolina, and having its principal place of business

TO ALL WHOM THESE PRESENTS MAY CONCERN:
at Spartanburg said State

SEND GREETING:

WHEREAS the said Tryon Development Company.....

is well and truly indebted to G.H. Holmes, of Polk County, State of North Carolina in the sum of
Thirteen thousand five hundred (\$13,500.00) Dollars, evidenced by three promissory notes of
even date, each being in the sum of \$4500.00 and due and payable on or before the 27th, days
of April 1926, 1927 and 1928, respectively, the said notes bearing interest from date at the
rate of Six per cent per annum payable annually and providing that default in the payment of any
one or any part of any one of said notes at maturity, or the interest or any part of the
interest on any one of said notes as it falls due shall mature all of said notes and this
mortgage.

reference being thereunto had, will more fully appear

NOW, KNOW ALL MEN, That the said Tryon Development Company.....

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

G.H. Holmes

..... according to the terms

of the said Notes..... and also in consideration of

the further sum of Three Dollars to it..... the said Tryon Development Company.....

in hand well and truly paid by the said G.H. Holmes.....

at and before the sealing and delivery 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 G.H. Holmes, the following.....

described lot, tract or parcel of land lying, being and situate in Glassy Mountain Township,
Greenville County, State of South Carolina, and described as follows:

Beginning at a stone on the North and South Carolina State line on the eastern slope of a
hill, being the southwest corner of a tract of land in North Carolina conveyed by James H. Paine
and Mary E. Paine his wife, to said G.H. Holmes, December 29th, 1910, and runs thence with said
State line S. 85° 30' E. 1008 feet to a stake, Vance Henson's corner; thence with his line up
a small branch the following three courses; S. 42° W. 114 feet to a stake; South 168 feet to a
small sweet gum tree; S. 58° 45' W. 65 feet to a stake in branch, Gus Henson's corner; thence
with Gus Henson's line the following five courses; S. 54° 45' W. 48.5 feet to a stake in branch;
S. 48° 30' E. 83 feet to a Pine on edge of Bluff; S. 71° W. 81 feet to a large Pine S. 24° W.
165 feet to a large red oak; S. 75° E. 395 feet to a stake in R.F. Belue's line; thence with
his line S. 8° E. 278 feet to a post his corner; thence still with his line N. 65° 30' E. 360
feet to an iron pin in place of an old chestnut corner, now gone; thence S. 1° 30' W. 614 feet
to an old red oak corner; thence S. 9-50' E. with the old Fisher line 1267.5 feet to an iron
stake in place of an old stump (now gone), and old marked corner; thence S. 43° 30' W. 534
feet to the Gowansville Road; thence with said road North 276 feet to a stake; thence N. 11°
15' W. 229 feet to a double black oak on east side of road; thence North 210 feet to a stake in
a dry hollow; thence N. 25° 45' W. 1055 feet to a stake; thence N. 82° W. 227 feet to an old
pine stump; thence N. 67° 45' W. 116 feet to a stone on east side of road; thence following
the Ridge Road (otherwise known as the Gowansville Road or Egg and Butter Street) in a north-
westerly direction to where it crosses the State line, a distance of about 1800 feet, to a
stake in the State line on the east side of the road; thence with the State line S. 85° 30'
E. 753 feet to the beginning, containing 45 acres, more or less. Being a tract of land conveyed
by said G.H. Holmes to said Tryon Development Company, by deed of even date, this mortgage
being given to secure the purchase money for said land.

It is understood and agreed that said Tryon Development Company, its successors and assigns, may
sub-divide said property into lots in such manner as it deems proper and to place same upon the
market for sale, and the said G.H. Holmes agrees to execute proper releases for all lots sold
upon payment to him, or his legal representatives of forty (40%) of the sales price of said
lots, payment to be made in cash or in proportionate amount of cash and mortgages, provided such
sales shall not be made for less than \$500. per acre. All such payments to be credited on
indebtedness due under this mortgage, and such payments shall not have the effect of extending
the maturity of this mortgage and said notes.

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