

WALKER, EVANS & GODDARD CO., CHARLESTON, S. C. 29522

THE STATE OF SOUTH CAROLINA, }
COUNTY of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, F.W. Ewbank and Agnes C. Ewbank, of said County and State

SEND GREETINGS:

WHEREAS, we, the mortgagor, hereinabove named

in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to the mortgagee hereinafter named The Farmers Bank of Travelers Rest, S.C.

in the full and just sum of Twelve hundred and twenty-three \$0/100 DOLLARS, to be paid six months after date

with discount thereon before maturity and with interest thereon from maturity at the rate of eight per cent. per annum, to be computed and paid semi-annually in advance 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 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 of amount thereof

besides all costs and expenses of collection, to be added to the amount due on said note to be collectible 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 or if any part of the money due on said note be not paid when due (all of which is secured under this mortgage), as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor

BY James R. M. Deputy R.M. in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the mortgagee hereinafter named according to the terms of the said note, and also in consideration of the further sum of \$1000.00 Dollars to the said mortgagor in hand well and truly paid by the said mortgagee at 4:00

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

The Farmers Bank of Travelers Rest, S.C., and its successors and assigns, all that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, in Bates Township, including three tracts adjoining each other and known as tracts numbered four, five and six respectively on plat of the F.M. Edwards land made by W.D. Neves, dated November 20, 1913, and having, according to said plat the following metes and bounds, to-wit:

Beginning at a stake on the McElhany Road on line of tract #3 and running thence N. 26° W. 43.40 chains to a stone on line of Hudgen's land; thence S. 63° 55' W. 19.85 chains to a stone on line of Ewbank's land; thence S. 21° 30' E. 14.60 chains to a stone; thence S. 65° W. 83 links to a stake on river; thence S. 65° W. 9.00 chains to a stone on line of Ewbank's land; thence S. 36° E. 57.70 chains to a sourwood tree; thence S. 31° 45' E. 8.40 chains to stake in old road; thence N. 59° 15' W. 2.14 chains to a stake in said old road; thence N. 50° E. 17.50 chains to a stake; thence N. 50° 15' E. 3.00 chains to middle of Reedy River; thence with said river N. 21° W. 5.50 chains to center of bridge crossing said river; thence N. 44° 30' E. 50 links to stake on east side of the McElhany Road; thence N. 42° 30' W. 3.50 chains to stake; thence N. 0° 45' W. 2.95 chains to stake at beginning corner.

This is the same land conveyed to us by A.E. Morris and T.F. Jamison by deed dated March 22, 1918 and recorded in the office of the Register of Mesne Conveyances for said County and State in Deed Book 35, at page 281.

There is no other lien or encumbrance on said land by mortgage, judgment or otherwise, except a mortgage for seven thousand dollars given by us to the Federal Land Bank of Columbia, dated November 7, 1921, and recorded in said office in Mortgage Book 120, at page 57. That mortgage is prior to these presents. Said tract contains one hundred and forty-three and six-tenths (143.6) acres, more or less.

It is agreed that all renewals of said note, whether for the sum or sifferent amounts, shall not be considered independent obligations, but shall be secured hereunder so long as any portion of the original indebtedness above mentioned remains unpaid.