

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS I, B.F. Martin, am well and truly indebted to J.H. Morgan, Jr. and Clinton-J. Morgan in the full and just sum of Twenty thousand nine hundred sixty-five and 80/100 (\$20,965.80) Dollars said debt evidenced by four notes as follows: (1) Note for \$5,000.00 due December 1, 1922; (2) Note for \$3,965.80 due December 1st, 1923; and (4) Note for \$6,000.00 due December 1, 1924

at the rate of Seven per cent per annum until paid; interest to be computed and paid annually and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent. of the whole amount due for attorney's fees if said note be collected by an attorney or through legal proceedings of any kind, reference being hereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, B.F. Martin

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof according to the terms of the said note, and also in consideration of the further sum of Three Dollars to me in hand well and truly paid at and before the signing 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

J.H. Morgan and Clinton J. Morgan

All those two certain tracts of land in the County and State aforesaid below described:

First: That tract containing two hundred and fifteen (215) acres, more or less, in Gantt Township, on Fork Shoals Road, being all the land deeded to me by said J.H. Morgan, Jr., and Clinton J. Morgan, and more fully described in their deed of October 19th, 1921, delivered herewith to be recorded, together with plat by J.N. Southern dated November 19, 1889, also delivered herewith to be recorded.

Second: One hundred and sixty (160) acres, more or less, adjoining lands now or lately belonging to Judson Mills, Virginia-Carolina Chemical Company, Mrs. Mabel M. Charles and others and being made up as follows: (1) All that tract containing 127 acres, more or less, conveyed to me and others by W.A. McBrayer by deed duly recorded, said other interest having been conveyed to me by deeds also duly recorded, less ten acres conveyed by me to Carolina Phosphate Company by deed recorded in Book 16, page 54, and less small lot of about one-half of an acre conveyed to Howard, by deed duly recorded in said office, for description of original tract of 137.7 see said McBrayer deed of March - 1912, recorded in said office in Book 19, page 93 as well as deed of R.R. King to B.F. Martin Dec. 31, 1912 recorded in said office Book 24, page 9, and the deeds therein referred to; (2) Thirteen (13) acres, more or less, being all that portion of the tract conveyed to me by R.L. Walker Dec. 12, 1918 by deed recorded in Book 29, page 171, with lines west of the P. & N. Railroad; said Walker deed conveyed 53 acres, more or less, but this mortgage in no wise affects the tract of 40 acres, more or less, described by plat of G.A. Shulze made during this year, and recorded in said office in plat book E, page 140; (3) All that tract containing twenty (20) acres, more or less, conveyed to me by N.H. Harris, January 19, 1920 by deed recorded in said office in Book 63, page 8.

And I further assign to secure said notes all rents from said Morgan place during the years 1922, 1923 and 1924, together with twenty-five bales of good grade long staple cotton, all average weight of five hundred pounds each, rents from my McCullough place in Dunklin Township, State and County aforesaid, for the year 1922, the same amount for the year 1923, from the lien of this mortgage shall be released, ipso facto, any portion of said 160 acre lot of land that may be sold for not less than \$400.00 per acre, provided that the proceeds of such sale shall be applied to the mortgages thereon in their order of priority.

It is a condition of this mortgage and it is agreed that its priority is waived, and it will be junior to any new mortgage hereafter given to re-finance all or any part of the amount then due upon the mortgage given by me October - 1921 to Jefferson Standard Life Insurance Company on said Morgan Place, as well as similar mortgages given to re-finance all or any part of the amounts then due upon any mortgages heretofore given by me upon said other lands above described and duly recorded, but it shall be so stated in said new mortgages, that they are for the purpose of refinancing such other mortgages. This is a second mortgage on the above described property, the Jefferson Standard Life Ins. Company's mortgage being a first mortgage (on said Morgan property).

*Said debt only as to 1st parcel of land*

*LIEN RELEASED BY SAUFUER FORECLOSURE 1/8 DAY OF FEBRUARY 1925 D. 19 25*

*ak 1:15 P.M. 1/15/25*