MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 51894

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Sam N. Berry, Pelzer, South Carolina SEND GREETING:

WHEREAS, I, the said Sam N. Berry in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Ella W. Hard in the full and just sum of Five hundred Dollars, to be paid two years after date with interest thereon, from date at the rate of 8 per cent. per annum, to be computed and paid annually until paid in full; all 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 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 (all of which is secured under this mortgage, as in and by the said note, reference being thereunto had, as will more fully appear.)

Satisfied in full May 4, 1940 Ella W. Hard

Witness Elizabeth H. Hard Jas W. Hard

May 4 1940 Ella W. Hard Witness Jas W. Hard

Filed May 4 1940 11:14 #6903

NOW, KNOW ALL MEN, That I the said Sam N. Berry in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Ella W. Hard according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me, the said Sam N. Berry in hand well and truly paid by the said Ella W. Hard 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 Ella W. Hard, her heirs and assigns forever, All that piece, parcel or tract of land situate, lying and being in Oaklawn Township, in the County of Greenville, State of South Carolina, on waters of South Reedy Fork Creek, and more particularly described as follows:

Beginning at a stone on corner of Joe McDougles Estate and running thence along McDougles' line N. 1-50 W. 1198 feet to an iron pin near a large white oak; thence S. 74-30 W. 819 feet to an iron pin in field; thence S. 46-15 W. 622 feet to an iron pin; thence S. 1-50 E. 578 feet to an iron pin near a large white oak; thence S. 75-30 E. 635 feet to a stone; thence S. 89-30 E. 465 feet to a stone; thence N. 32 E. 274 feet to the beginning corner, containing 31.71 acres, more or less, and being the same tract of land conveyed to me by deed of Margaret Louise Berry, dated February 12, 1927, and recorded in the R.M.C. Office for said County in Deed Book 108 at page 482.