

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I. Mrs. Effie Nix, of Greenville County, South Carolina,

SEND GREETING:

WHEREAS, I, Mrs. Effie Nix, the said Mrs. Effie Nix, in and by my certain promissory note in writing, of even date with these presents, S. M. Jones, well and truly indebted to

in the full and just sum of One Hundred Twenty Five and no/100 (\$125.00) Dollars, to be paid (1) one year after date,

with interest thereon, from date annually at the rate of 7 1/2 percent per annum to be computed and paid

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 twenty five dollars.

Besides all costs and expenses of collection, to be added to the amount due on the 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.

NOW, KNOW ALL MEN, That I, Mrs. Effie Nix,

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

S. M. Jones,

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to Mrs. Effie Nix,

Mrs. Effie Nix,

S. M. Jones,

in hand well and truly paid by the said

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 S. M. Jones, his heirs and assigns forever;

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, near Enoree Church, and having the following lines, metes and bounds, to-wit: Beginning at a pine stump on the W. W. Benson line, and running thence N. 66 1/2 E. 2.50 to a stone; thence N. 16 W. 20.20 to a stone on a road; thence with said road N. 81 E. 2.70 to a stone; thence N. 15 W. 20.10 to a stone; thence S. 86 E. 80 links to the beginning corner, and containing 6-1/10 acres, more or less; this being the same land conveyed to me by W. F. McAuley by deed dated 25th, day of October 1902, and recorded in the R. M. C. office for said County and State in Deed Book JJJ, at page 373, to which reference is made.

Also, all that other piece, parcel or lot of land situate, lying and being in said County of Greenville, State of South Carolina, in Bates Township, adjoining the above mentioned and described tract of land, and having the following metes and bounds, to-wit: Beginning at point on road referred to in above description, at the corner of the tract hereinabove described and running with the line of said lot, N. 15 W. 20.10 to point on Benson's line; thence with Benson's line, S. 36 E. 30 links to stone on Benson's line; thence S. 11 1/2 E. to point on said road; thence along the said road to the point of beginning; containing about 4.5 acres, more or less, bounded by the tract of land first above described, by Benson, Hart and said Road, and being the northeast portion of a certain tract of 8.9 acres, more or less, conveyed to me by H. E. Hart, and C. D. Hart, by deed bearing date Dec. 26, 1919, and recorded in Vol. 56 at page 392, said R. M. C. office, and being the remainder of said tract left after I conveyed to L. D. Nix 4-2/5 acres, more or less, by my deed recorded in said R. M. C. office.

This is a first mortgage over the two tracts of land hereinabove described and there are no other mortgages, liens or other encumbrances ever same prior to this mortgage.

17th day of October 1944
S. M. Jones
Helen Jones, Admin
paid
Witness
Ann West
Ray Williams

RECORDED 17th DAY OF Oct 1944
SATISFIED AND CANCELLED OF
R. M. C. OFFICE GREENVILLE COUNTY, S.C.
2:00 PM