

The State of South Carolina, }
County of Greenville

To All Whom These Presents May Concern:

I, James M. Latimer, of State and County aforesaid

SEND GREETING:

Whereas, I the said James M. Latimer

in and by my mortgage promissory

these presents, and well and truly indebted to Mrs. Marie E. Ballentine

in the full and just sum of twenty-five hundred and no

to be paid one day later date

with interest thereon from date

at the rate of 10 per cent. per annum, to be computed and paid semi-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 cost and expenses of collection, to be added to the amount due on the said note and 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, will more fully appear.

NOW KNOW ALL MEN, That I the said James M. Latimer

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mrs. Marie E. Ballentine

according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me the said James M. Latimer in hand well and truly paid by the said Mrs. Marie E. Ballentine

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

Mrs. Marie E. Ballentine, her heirs and assigns forever all that certain piece, parcel or tract of land in Calhoun Township, State and County aforesaid, on the branch waters of Little Grove Creek, containing 122 acres, more or less, beginning on a rock 34 n m near the road leading to J. M. Scott's mill and running thence n. 10 E. 24.58 to a stone 340 m (Farmers field) on the bank of a branch; thence S. 46 3/4 E. 42.20 to a poplar or sweet gum 340 m in branch; thence down the branch; to another branch; thence down said branch to the Martin Evans branch on hickory 340 m, gone; thence n. 2 E. 13.00 to a stone 34 n m, thence n. 2 E. 16.50 to a stone 34 n m; thence n. 27 W. 10.00 to a stone 34, the beginning corner. Bounded by lands of Ramsey Lellis, Jr., Mangum, J. M. Scott Estate, John J. Woodside, Fannie Diggins, et al.

This being the same tract of land conveyed to James M. Latimer and J. Austin Latimer by E. Luman, Master, by deed dated Oct. 10th. 1927, duly of record in office of R.M.C. for Greenville County, S.C. in Vol. 139, page 342, J. Austin Latimer later conveyed his one-half interest in same to James M. Latimer by deed dated August 28th. 1937, duly of record in R.M.C. office for Greenville County, S.C. in Vol. 200, page 78.

#12358
RECORDED 20th DAY OF SEPTEMBER 1938
OFFICE OF THE CLERK OF GREENVILLE COUNTY, S.C.
J. M. Latimer