

MORTGAGE OF REAL ESTATE

The State of South Carolina, }

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Leila J. Cowser

SEND GREETING:

WHEREAS, I, Leila J. Cowser, the said Leila J. Cowser, in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Simmons Realty Company

in the full and just sum of Three Hundred Twenty five and no/100 Dollars Dollars, to be paid one year after date

with interest thereon, from date 27th day of December 1939, at the rate of 10% 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 of 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 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 to the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, Leila J. Cowser, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, the said Leila J. Cowser, according to the terms of the said note, and also in consideration of the further sum of \$100.00, in hand well and truly paid by the said Simmons Realty Company

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

Simmons Realty Company, its successors and assigns:

All that certain piece, parcel or tract of land situated, lying and being in Paris Mt. township, Greenville County, State of South Carolina and having the following metes and bounds, to-wit:

Beginning at an iron pin at the corner tract #5 and runs thence S. 80-45 W. 11.46 chas. to a bench; thence along the line of tract #3 following the branch as a line 27.19 chas. to the mouth of branch in line tract #2; thence along branch in a S. E. direction as a line to mouth of said branch at Hooper's creek; thence in a Northeasterly direction and following Hooper's creek as a line and along the line of tract #5 24-80 chas. to a Maple; thence N. 15.00 16.39 chas. to the beginning corner containing 60.50 acres, more or less, and being tract #4 as shown on plat of same made and recorded in the office of R. M. C. for Greenville County in Plat Book "F", page 292.

State of South Carolina, County of Greenville.

For value Received, we hereby transfer and assign unto S. E. Colvin, Jr., all its right, title and interest in and to the within mortgage and the accompanying note, without recourse on it, this 27th day of December 1939.

In the presence of: A. H. Gower, Geo. W. Johnson.

Simmons Realty Company. By: J. C. Gower, President, Ad: S. M. Vaughan, Secretary.

Assignment Recorded December 24th. 1939 at 4:40 P.M. #16473

The Debt Hereby Secured is Paid in Full and the Lien of this Instrument is Satisfied this 27th day of December 1939.

Witness S. E. Colvin, Jr., Marion Srawley, Jr., Olin Srawley

RECORDED IN OFFICE OF R. M. C. FOR GREENVILLE COUNTY, S. C. DECEMBER 27 1939 4:40 P.M. #16473