

MORTGAGE OF REAL ESTATE

SOUTH CAROLINA.

GREENVILLE COUNTY.

In consideration of advances made and which may be made by Greenville Production Credit Association, Lender, by W. A. Harbin and Ola Harbin, Borrower, (whether one or more) aggregating THREE HUNDRED TWENTY FIVE AND NO/100 DOLLARS (\$325.00), (evidenced by note(s) dated March 8, 1937, hereby expressly made a part hereof) and to secure said advances, and any additional advances (not exceeding one-half of the amount above stated) that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, all renewals and extensions thereof, with interest until maturity as provided in said note(s) and interest after maturity until paid at the rate of eight per centum (8%) per annum; costs, including a reasonable attorney's fee of not less than ten per centum (10%) of the total amount due thereon and charges, as provided in said note (s) and herein, Borrower has granted, bargained, sold, conveyed and mortgaged and by these presents does hereby grant, bargain, sell, convey and mortgage in fee simple unto Lender its successors and assigns:

All that tract of land located in Austin Township, Greenville County, South Carolina, containing 28 acres, more or less, known as the W. E. Griffin place, and bounded as follows:

Beginning at an iron pin on the old Greenville and Laurens Road and running thence with said road S. 45-20 E. 745 feet to an iron pin on said road; thence S. 46-05 W. 455 feet to a stone; thence S. 35-30 W. 1085 feet to an iron pin; thence N. 39-23 W. 789 feet to an iron pin; thence N. 32-30 W. 212 feet to B-Gum, corner of C. S. Brooks and B.A. Thomason property; thence N. 48-05 E. 1396 feet to the beginning corner and containing 28-30 acres more or less and being known and designated as tract No. 2 of the property of W. E. Griffin according to a plat made by W. J. Riddle April 2, 1935. Said tract to be hereafter recorded.

TOGETHER with all and singular the rights, interests, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns, with all the rights, privileges, members and appurtenances thereto belonging or in any wise appertaining.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

All advances hereunder shall be secured hereby, whether made before or after the assignment of this instrument and whether made by Lender or an assignee hereof. All notes secured hereby and assigned to, and all advances made by, an assignee hereof, shall have priority over other notes secured hereby and advances hereunder.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay to Lender, its successors or assigns, the aforesaid indebtedness and all interest and other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness, and shall perform all of the terms, covenants, conditions, agreements, representations and obligations contained in a certain Chattel Mortgage and/or Crop Lien executed by Borrower to Lender, according to the true intent of said Chattel Mortgage and/or Crop Lien, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof, and which are set forth in extenso herein, then this instrument shall cease to have any force or effect, otherwise it shall remain in full force and effect.

EXECUTED, SEALED, AND DELIVERED, this 8th day of March, 1937.

Signed, Sealed and Delivered

in the presence of:

Anne Bradley

Alsie Guest

Ola Harbin

SOUTH CAROLINA,

GREENVILLE COUNTY.

PERSONALLY appeared before me Anne Bradley and made oath that he saw the within named Ola Harbin sign, seal, and as her act and deed deliver the within mortgage; and that he, with Alsie Guest witnessed the execution thereof.

Sworn to and subscribed before me this, the 8 day of March, 1937.

Anne Bradley

M. H. Callahan

Notary Public for South Carolina

(This being a part of the land inherited by me and the grantee herein from our father, the late William E. Griffin who died testate in the County and State aforesaid, his will being recorded) (in the office of the Judge of Probate for said County and State.)

PROBATE FOR INDEBTEDNESS

SATISFIED AND CANCELLED BY DEED OF MARCH 11 1946

27th DAY OF MARCH 1937

M. H. C. FOR GREENVILLE COUNTY, S. C.

#5786