

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

37272 GOVERNOR—JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ben W. Garrett,

SEND GREETINGS:

Whereas, I the said Ben W. Garrett
in and by a certain promissory note in writing, of even date with these presents, am
well and truly indebted to The Farmers Bank of Simpsonville

in the full and just sum of Eight Hundred (\$800.00)
(\$) Dollars, to be paid
one year after date (November 22, 1938)

with interest thereon from maturity at the rate of per centum per annum, to be computed and paid
annually

until paid in full; all interest not paid when due to bear
interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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; and in case said note, after its maturity, should
be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection
of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either
of said cases the mortgagor promises to pay all costs and expenses including 10 per cent of the indebtedness as attorneys' fees, this to be added to the mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I, the said Ben W. Garrett

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

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me
the said Ben W. Garrett
in hand well and truly paid by the said The Farmers Bank of Simpsonville

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

The Farmers Bank of Simpsonville:-

All that certain piece, parcel and lot of land located just south of the Town of
Simpsonville on the west side of the C. & W. C. Railway tract bounded on the north by lands
of B. W. Brooks, on the east by the said C. & W. C. Railway Company, on the south by lands of
E. M. Goodenough and on the west by lands of B. H. (Bruce) Richardson, having meets and bounds
as follows:-

Beginning at an iron pin on the west bank of railway tract and running thence N 8-45
E 129.3 feet to an iron pin, Brooks corner; thence S 85-40 W 330 feet to iron pin; thence S
8-45 W 54.4 feet to an iron pin; thence S 8-15 E along Goodenough line 323 feet to the beginning
corner, containing one-half (1/2) acre, more or less, being the same lot of land this day
conveyed to me by M. C. Smith and D. L. Bramlett as Executors of the Estate of John L. Smith
(deed not as yet recorded), also a portion of the lot of land conveyed to the said J. L. Smith
by L. A. Crisp by deed dated March 1, 1918 and recorded in the office of R. M. C. for Greenville
County in Volume 51 at Page 86.

*Paid in full
Nov 20 1940
Farmers Bank of
Simpsonville
J. L. Bramlett,
President*

*Richardson
Bramlett
J. L. Bramlett
1319*