

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

43307 PROVENANCE—JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville, }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Mary P. Fowler

SEND GREETINGS:

Whereas, I the said Mary P. Fowler
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to Virginia Simkins, Committee for John E. Simkins

in the full and just sum of One Hundred Eighty Dollars
(\$ 180) Dollars, to be paid on or before one year from date, in
multiples of Fifteen Dollars

with interest thereon from date at the rate of six 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 mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I the said Mary P. Fowler

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Virginia Simkins, Committee for John E. Simkins

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me
the said Mary P. Fowler

in hand well and truly paid by the said Virginia Simkins, Committee for John E. Simkins

at and before 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

Virginia Simkins, Committee for John E. Simkins

All that certain piece, parcel or tract of land situate, lying and being in the State and County aforesaid, Saluda Township, on the both sides of the Trammell Bridge Road, and being a part of the same land conveyed to W. T. Pannell by deed from L. C. Hart February 22nd, 1921, and recorded in the office of the R. M. C. for Greenville County in Deed Book 134 at page 394 and being the portion set out to Mary P. Fowler in the will of the late W. T. Pannell, and having the following courses and distances to-wit:

BEGINNING on an iron pin in the center of the Trammell Bridge Road and on the line of Sloan Anderson and runs thence with the Anderson line S. 80-30 W. 85 feet to an iron pin, corner of tract number one; thence with the line of tract number one S. 47-30 W. 2078 feet to a large Maple on the east bank of North Saluda River, corner of tract number one, and also corner of the Tillman Johnson land; thence with the Johnson line N. 84-05 E. 1570 feet to a stone (old) Johnson corner; thence with the Johnson line S. 7-50 W. 546 feet to an iron pin, on the Johnson line and corner of tract number three; thence with the line of tract number three N. 71-20 E. 1577 feet to an iron pin in an old abandon road, corner of tract number three; thence with the old road N. 38-30 W. 260 feet to an iron pin in the old road; thence N. 44-45 W. 109 feet to an iron pin in the old road; thence N. 19-35 W. 307.5 feet to an iron pin in the old road; thence N. 33-15 W. 211 feet to an iron pin on the bank of the new road (Trammell Bridge Road); thence with the new road N. 36-15 W. 342 feet to an iron pin in the new road; thence N. 55-05 W. 324 feet to an iron pin in the new road; thence N. 79-30 West 272.5 feet to an iron pin in the new road; thence N. 83-10 W. 167 feet to the beginning corner, and containing sixty and twenty-five one hundredths (60.25) acres, more or less. However, there is reserved a two acre plot within this boundary for cemetery purposes as set out in the Will of the late W. T. Pannell, leaving a net acreage of Fifty Eight and Twenty-five one hundredths (58.25) acres, more or less. The above described tract ^{is tract} number two of the Estate of W. T. Pannell, deceased.

It is understood and agreed that the mortgagor shall have the right and privilege of cutting the timber on said land and agrees to pay the mortgagee the sum of Four Dollars per Thousand for all saw timber out and 50¢ per cord for all cord wood, slabs and posts cut off of said place.

*Paid + satisfied in full
May 2 1941
Virginia Simkins
Committee for John E. Simkins
may
James
#6827*