

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

44035 PROVINCE—JARRARD CO.—GREENVILLE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Belton R. Coker, of the State and County aforesaid SEND GREETINGS:

Whereas, I the said Belton R. Coker
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to J. B. Martin

in the full and just sum of Six Hundred and no/100
(\$ _____) Dollars, to be paid twelve months after date

with interest thereon from _____ date _____ at the rate of 7 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 Belton R. Coker
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J. B. Martin

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me
the said Belton R. Coker
in hand well and truly paid by the said J. B. Martin

_____ 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

J. B. Martin, his heirs and assigns.

All that certain piece, parcel or lot of land situate, lying and being in Oaklawn Township, County and State aforesaid, and being more fully described as follows: Beginning at a point in center of Augusta Road at corner of land of A. Traynham Estate and running thence along line of said Traynham land N. 56-30 W. 375.5 feet to a stake; thence N. 18-45 E. 120 feet to a stake; thence S. 56-30 E. 375.5 feet to a point in the Augusta Road; thence along said Road S. 18-45 W. 120 feet to the beginning corner, and containing one acre, more or less, and being the same lot of land conveyed to me by J. A. Coker by deed dated March 19, 1936, recorded in R. M. C. Office for Greenville County, South Carolina, in Vol. 188, at page 25.

Paid in full and satisfied this 4th day of February, 1942, J. B. Martin

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