

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA,
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I the said Earle L. Hart
in and by a certain promissory note in writing, of even date with these presents,
well and truly indebted to Essie Morgan Poteat and Fay Morgan Chambers

in the full and just sum of SIX THOUSAND THREE HUNDRED AND NO/100
\$6,300.00 Dollars, to be paid in five equal installments, the first

instalment in the sum of \$1,260, payable on the 1st day of October, 1942, the second installment
payable October 1st, 1943, the third installment payable October 1st, 1944, the fourth
installment payable October 1st, 1945, and the fifth installment payable October 1st, 1946,

with interest thereon from date this 21st day of September the rate of 5% 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 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 Earle L. Hart

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Essie Morgan Poteat and Fay Morgan Chambers

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to

the said Essie Morgan Poteat and Fay Morgan Chambers

in hand well and truly paid by the said Earle L. Hart

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

Essie Morgan Poteat and Fay Morgan Chambers, that certain tract or parcel of land in Greenville County, State of South Carolina, adjoining the lands of Saluda Land and Lumber Company and others, and bounded as follows, namely;

BEGINNING at an iron pin in concrete on the West bank of Middle Fork of Saluda River in the Hezzie Robinson land line, and running South 65 deg. West 878 feet to an iron pin in concrete in the West bank of the Jones Gap Road; thence South 65.95 West 723.5 feet to a stone; thence South 64.02 West 1531.5 feet to a stone on the Southwest side of the Geer Highway; thence North 66-45 West 601.7 feet to an iron pin in concrete; thence North 41-45 West 577.5 feet to an iron pin in concrete on the East bank of county road leading to Geer Highway; thence North 41 West 1155 feet to a stone; thence North 44 West 109 feet to a post oak; thence North 52 West crossing a branch 1454 feet to a stone; thence with the line of the Saluda Land and Lumber Company North 37-55 East 4395 feet to a stone on the bank of the Jones Gap Road; thence same course 35 feet to a stone on the bank of river; thence down and with the meanders of Middle Saluda River and with the center of same to the beginning, containing 386 acres, more or less, as surveyed in March, 1932, by Dalton and Neves, Engineers, of Greenville, South Carolina, said tract of land known as Riverview.

Reference may be had to that certain deed dated the 14th day of May, 1930, from the Kenesaw Investment Corporation, to J. L. Morgan, entered of record in the Deed Records of Greenville County, South Carolina, on the 14th day of May, 1930, in Book J, at page 652.

This mortgage is made subject to any public highway easements now existing in and to said land, and also subject to any easement of the Duke Power Company for a power line for the transmission of electric energy that now extends across the Western portion of said land, and also subject to any right of way that the G. & N. Railway, or their successors or assigns, may have across the Northeastern end of said tract of land.

This mortgage is given to secure the balance of purchase price of real estate.

It is understood that the said Earle L. Hart has leave to anticipate the whole or any part of said indebtedness upon giving to the holders or holder of said note, notice in writing thirty (30) days prior to such anticipation of his intention so to do.

Handwritten notes:
"the same"
"deed of 1930"
"with interest thereon"
"is here by"
"date this 21st day of September"

Witnesses:
"Rachy B. Bowman"
"K. J. Grant"

Notary Public:
"SATISFIED AND CANCELLED"
"RECORDED IN BOOK OF DEEDS 1945"
"Ollie J. Fermon"
"M. C. FOR GREENVILLE COUNTY, S. C."
"AT 5:03 O'CLOCK # 14467"