

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA,
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Fred L. Howard

SEND GREETINGS:

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

in the full and just sum of Twenty-five Hundred & No/100
(\$ 2,500.00) Dollars, to be paid one year from date with the privilege
of five-years' time in which to pay the note in full, provided full
in full annually and interest semi-annually

28, 1944
The Farmers Bank of Simpsonville
Per: *S. L. Bramlett*
President - Cashier

with interest thereon from date at the rate of *6* percentum per annum to be computed and paid
semi-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 Fred L. Howard

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
the said Fred L. Howard

in hand well and truly paid by the said The Farmers Bank of Simpsonville

5817
5th DAY OF April 1944
AT 11:44 O'CLOCK
R. M. C. GREENVILLE COUNTY, S.C.

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

The Farmers Bank of Simpsonville

All that certain piece, parcel or tract of land lying and being situate in Fairview Township,
Greenville County and State of South Carolina, on the Neely Ferry Road, bounded by Marvin Coley
on the north, by the said Marvin Coley and lands today being conveyed to Birt Morkon on the
east, by the Jim Culbertson estate and E. L. Martin on the south and by E. L. Martin on the
west, and containing 47 acres, more or less, according to a plat made by W. J. Riddle, Surveyor,
on February 28, 1924 and revised on September 3, 1937 and shown by courses and distances as
follows, to-wit: BEGINNING AT a stone on the northwest corner thereof at or near corners of
the lands of E. L. Martin and Marvin Coley and running thence S. 70 E. 9.84 to a persimon;
thence S. 79-45 E. 14.81 to corner in branch; thence down said branch S. 11-30 E. 2.50 to bend
therein; thence continuing down said branch S. 26 E. 4.78 to corner in branch; thence S. 88 E.
3.22 to stone; thence S. 14-45 W. 10.43 to stone; thence S. 82-45 W. 10.50 to stone; thence N.
63-30 W. 23.10 to stone thence N. 20 E. 13.75 to the beginning corner and being the same tract
of land this day conveyed to me by said Farmers Bank of Simpsonville (deed not yet recorded)
and also being all, or practically all, of the two tracts of land first and last described in
a deed from C. B. Culbertson to the Farmers Bank of Simpsonville by deed dated November 23,
1931 and recorded in the office of the R. M. C. for Greenville County in Book 160 at page 184.