

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVIDENCE-BARRARD CO.—GREENVILLE 51418

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, C. Frank Ayers SEND GREETINGS:
Whereas, I the said C. Frank Ayers
in and by my certain promissory note in writing, of even date with these presents, AM
well and truly indebted to C. B. Martin

in the full and just sum of Five Hundred Dollars
(\$500.00) Dollars, to be paid one year from date with the privilege of
anticipating in any amount at any time

*Paid and satisfied this the
2nd day of April 1947
C. B. Martin, mortgagee*

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

NOW KNOW ALL MEN, that I, the said C. Frank Ayers
in consideration of the said debt and sum of money aforesaid, and for the better security of the payment thereof to the said C. B. Martin
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said C. Frank Ayers
in hand well and truly paid by the said C. B. Martin

*In presence of
Ollie Starbuck
Ollie Starbuck*

RECORDED AND CANCELLED OF
23 DAY OF April
Ollie Starbuck
R.M.G. FOR GREENVILLE COUNTY, S.C.
11:22 O'CLOCK A.M. No. 7203

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

C. B. Martin

All that tract or lot of land in Cleveland Township, Greenville County, State of South Carolina at River Falls, and known as a part of the J. C. Ragsdale Estate, and designated as Lots Nos. 1 and 2 on a plat made by G. A. Ellis, June, 1939 and having the following metes and bounds:

BEGINNING at a bend in Branch corner of Lots Nos. 1 and 5; thence N 37 E 91 ft. to bend in branch; thence N 21 W 198 ft. to bend in branch; thence N. 53 W 268 ft. to a bend in branch; thence N 16 W 200 ft. to pin, joint corner with Lot No. 3; thence S 56 W 200 ft. to pin in Road at bend; thence S. 28½ W 100 ft. to bend in said Road; thence S 8½ W 200 ft. to bend in said Road; thence S 10 E 60 ft. to sharp bend in Road; thence S 48 E 140 ft. to bend in road; thence S 54 E 128 ft. to bend in road-iron pin; thence S 78 E 218 ft. to the beginning corner, containing 4.47 acres, more or less, according to said plat.