

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, C. R. Turner

SEND GREETING:

WHEREAS, I, the said C. R. Turner

in and by my certain promissory note in writing, of even date with these presents X well and truly indebted to Joe L. Watkins

in the full and just sum of Five Thousand & No/100 (\$5000.00) Dollars to be paid: \$250.00 on principal one year after date, and a like payment of \$250.00 annually on principal thereafter until paid in full, with the right to anticipate payment at any time

*Satisfied in full
Dec. 14th, 1946
Joe L. Watkins*

with interest thereon from date at the rate of five (5%)

per cent. 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, then 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; said note further providing for an attorney's fee of ten (10%) Per cent. of the amount due thereon

besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better security of the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee and

X Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land, situate, being and being in

Paris Mountain Township, Greenville about 5 miles from the City of Greenville, and being tract No. 7 to the NW 1/4 of the lands of Z. B. Watkins, as shown by a survey and plat made by W. A. Adams, November 26, 1918, and having the following metes and bounds, to wit:

BEGINNING at stone, corner of tracts Nos. 6 and 7, and running thence S. 68-3/4 E. 17.60 chs. to stone, corner of land formerly owned by Thackston; thence with the line of Thackston land S. 32 E. 28.39 chs. to stone 3x6m; thence S. 22 W. 9.40 chs. to iron pin, and mulberry stump; thence S. 38 W approximately 3.00 chs. to Ruddy River; thence up meanders of said river to stake; thence N. 56 E. 16.30 chs. to the beginning corner, and containing seventy-one and one-fourth acres, more or less; being the same property conveyed to the mortgagor by Joe L. Watkins, by deed to be recorded herewith.

This mortgage is a purchase money mortgage in that it is given to secure the unpaid portion of the purchase price.

As further condition to this mortgage, and in order to secure the mortgage, the mortgagor agrees that he is not to remove any buildings located upon the mortgaged premises, nor is he to cut and remove any timber from the mortgaged premises. Any timber cut on the premises must be used for improvements upon said premises. Upon the breach of any of these conditions, the mortgage shall become immediately due and payable.

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