

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, Peter B. Marchbanks

SEND GREETINGS:

Whereas, I the said Peter B. Marchbanks

in and by my certain promissory note in writing, of even date with these presents, am

well and truly indebted to John T. Davenport

in the full and just sum of Fifteen Hundred Dollars

(\$1500.00) Dollars, to be paid one year from date

with interest thereon from date at the rate of six 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 of 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 Peter B. Marchbanks

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said John T. Davenport

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

the said Peter B. Marchbanks,

in hand well and truly paid by the said John T. Davenport

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said John T. Davenport;

All those certain pieces, parcels or tract of land in Paris Mountain Township, County and State aforesaid, and being described as follows:

Tract Number 1. All that certain piece, parcel or tract of land situate, lying and being in Paris Mountain Township, County and State aforesaid having the following metes and bounds, to-wit: BEGINNING at a sweetgum 3xom near a branch formerly S. S. Marchbanks corner and running thence up an old road, said Marchbank line to a stake at a bend in an abandoned road; thence S. 74 E. 27.50 chains to a corner at a branch; thence S. 1/4 W. 11.30 chains to a hickory, 3xom; thence S. 75 W. 12.65 chains to a pine 3xom; thence S. 12 1/2 E. 23.60 chains to a rock 3xom Pike's corner; thence S. 82 W. 19.50 chains to a rock 3xom on a branch thence down said branch to the beginning sweetgum 3xom near the fork on the branch, less however a tract of 20.45 acres conveyed from this description which contains approximately 85 acres more or less, leaving approximately 65 acres in this tract- which was conveyed to me by Paris Mountain-Sasers Head Development Co. on 20 May- 1944- deed recorded- Vol 264-p.184.

Tract No. 2: All that piece, parcel or tract of land, situate lying and in Paris Mountain Township, County and State aforesaid, on the East side of Buncombe Road, about eight miles North of the City of Greenville, and has the following metes and bounds, to-wit:

Beginning at the intersection of the Buncombe Road and the Little Texas Road, in the center of said Little Texas Road; thence N. 76 E. 130 feet to bend in said Road; thence N. 88-15 E. 268 feet to bend in said road; thence N. 40-30 E. 221 feet to bend in said road; thence N. 63-50 E. 161 feet to bend in said road; thence N. 25-30 E. 351 feet to bend in said road; thence N. 3-30 E. 203 feet to iron pin in the Center of said Road; thence leaving said road, N. 30 W. 86 feet to Hillhouse Creek; thence down said Hillhouse Creek S. 57-30 W. 151 feet to bend in said creek; thence S. 71-40 W. 260 feet to bend in said creek; thence E. 81-30 W. 276 feet to bend in said creek; thence S. 57 W. 241 feet to a point where said creek intersects the Buncombe Road; thence S. 6 E. 618 feet to the beginning, containing eleven and 81/100 acres more or less. Being the same lot conveyed to me by Wyllys H. Taylor- deed to be recorded.

The loan which this mortgage secures is given to obtain the purchase price of said eleven and 81/100 acres of land.

RECORDED AND INDEXED IN BOOK 32 PAGE 132 DEED TO P. B. MARCHBANKS BY J. T. DAVENPORT

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