

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, Annette T. Garren, of Greenville County, S. C.

SEND GREETINGS:

Whereas, I the said Annette T. Garren

in and by MY certain PROMISSORY note in writing, of even date with these presents,

well and truly indebted to Bank of Hodges, Hodges, S. C.

in the full and just sum of ONE THOUSAND AND NO/100

(\$ 1,000.00) Dollars, to be paid as follows: August 9, 1945 - \$100.00;

February 9, 1946 - \$100.00; August 9, 1946 - \$100.00; February 9, 1947 - \$100.00; August 9, 1947 - \$100.00 and on February 9, 1948 the entire principal balance to become due and payable with privilege of anticipating payment of any part or all of the principal debt at any time before maturity on any interest payment date

with interest thereon from date at the rate of six per centum per annum, to be computed and paid SEMI-ANNUALLY

as set out above, in addition to principal payments 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 Annette T. Garren

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Bank of Hodges, Hodges, S. C.

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

the said Annette T. Garren in hand well and truly paid by the said Bank of Hodges

ATTESTED AND CANCELLED BY RECORDS DEPARTMENT OF GREENVILLE COUNTY, S. C. AT 9:45 A.M. FEBRUARY 26th 1945

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Bank of Hodges, Hodges, S. C., its successors and assigns forever:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, and in Cleveland Township, School District 16-B; containing 110 Acres, more or less, and being more particularly described as follows, to-wit:

BEGINNING at the corner of the 5.15 acre tract heretofore conveyed by W. P. Clark to Elrod at the mouth of a branch on the north side of South Saluda River, and running thence up said branch to the ford; thence along the road, N. 13 W. 2.60 to a spangore near the road at the bridge; thence up the meanders of said branch in a northerly direction 44.00 chains to a point in the right-of-way of the City of Greenville pipe line where it intersects said branch; thence along the right-of-way of the City of Greenville pipe line, S. 88 W. 3.74 chains to a point in the line of property now or formerly belonging to Judge Clark; thence along the line of that property, N. 11 1/2 W. 2.58 chains to a dogwood; thence N. 20 3/4 W. 12.70 chains to a stone; thence N. 53 W. 2.60 chains to a hickory; thence N. 29 W. 2.75 chains to a pine; thence N. 25 W. 4.00 chains to a pine; thence N. 9 W. 6.40 chains to a stone; thence N. 33 W. 4.50 chains to a stone; thence N. 3 1/2 W. 2.10 chains to a stone; thence N. 22 W. 2.20 chains to a stone; thence N. 15 1/2 W. 4.00 chains to a stone; thence N. 9 E. 3.00 chains to a pine; thence N. 5 W. 8.50 chains to a stone; thence N. 4 E. 5.25 chains; thence N. 11 W. 9.25 chains to pine; thence S. 84 E. 1.43 to a stone; thence S. 88 E. 5.25 chains to a stone; thence S. 70 E. 8.60 chains to a stone; thence S. 55 E. 2.50 chains to a chestnut; thence N. 75 E. 5.25 chains to a stone; thence S. 19 E. 5.50 to a black gum; thence S. 27 W. 4.00 to a stone; thence S. 13 E. 3.74 to a stone; thence along the line of property now or formerly belonging to Rachel Howard, S. 85 W. 11.25 chains to stone; thence still with her line, S. 35 E. 35.00 chains to a road; thence N. 88 E. 5.62 chains; thence S. 2 1/2 E. 4.66 to a persimmon at the head of branch thence down the branch 20.40 chains to a poplar; thence S. 8 E. 2.95 chains to a bend in road; thence S. 2 1/2 W. 5.50 chains to a bend in road; thence S. 11 E. 1.70 chains to ford of Mathers Creek; thence down the creek to South Saluda River; thence down the river to the beginning corner. Being the same tract of land as conveyed to me by W. P. Clark by deed of even date herewith, not yet recorded, this mortgage being given to secure the unpaid portion of the purchase price thereof.