

MORTGAGE OF REAL ESTATE—G.R.E.M. 1

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James R. Epps

SEND GREETING:

WHEREAS, I, the said James R. Epps

in and by my certain Promissory note in writing, of even date with these presents am well and truly indebted to W. C. Cooley

in the full and just sum of Seven Hundred Fifty & No/100 (\$750.00) Dollars to be paid: two years after date,

with interest thereon from date at the rate of six (6%)

per cent. 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, 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 ten (10%) per cent. of the amount due thereon

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, of 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); and if 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 securing the payment thereof to the said Mortgagee, according to the terms of the said note, and also in consideration of the further sum of Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the said Mortgagor is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, his Heirs and assigns, forever, all and singular that certain piece or parcel of land and situate, lying and being in Dunklin Township, Greenville

containing 51 acres, more or less, and having the following metes and bounds, according to plat made by Dalton and Neves, February 1945, of the property of Mary A. Stobley estate, and having according to said plat the following metes and bounds:

Beginning at an iron pin at the joint corner of property now owned by G. L. Cooley estate and running thence with line of property of George Cooley and Fats Cooley, N. 57-25 E. 902 feet to Post Oak near Spring; thence down Spring Branch as a line, the traverse lines being as follows: N. 89-45 E. 122 feet; S. 89-25 E. 266 feet; S. 86-0 E. 271 feet; N. 72-35 E. 257 feet; N. 78-32 E. 151 feet; S. 49-40 E. 159 feet; S. 80-50 E. 296 feet; N. 50-10 E. 117 feet; S. 86-0 E. 113 feet to iron pin, corner of property of J. W. and W. M. Clatworthy; thence with line of said property, S. 3-0 E. 1054 feet to iron pin, corner of property owned by Mrs. L. F. Scruggs; thence with line of said property N. 88-0 W. 2318 feet to iron pin, corner of property of estate of G. L. Cooley; thence with line of said property N. 19-0 W. 519 feet to the beginning corner; being the same property conveyed to the mortgagor by Kitty C. Fair, et al, by deed recorded February 23, 1945, to be recorded herewith.

It is understood and agreed that the mortgagor is not to sell any timber or wood from the mortgaged premises without the written consent of the mortgagee; provided, however, this does not prohibit the cutting of fire wood for the usual personal use of the mortgagor.

For value received, the within mortgage and the note which it secures are hereby assigned to J. A. Cureton the 7th day of March, 1945, at Greenville, South Carolina.  
Witnesses: W. C. Cooley

Jas. L. Love  
Kathryn L. Brown

Assignment Recorded March 20th, 1945 at 11:45 A.M. #3220

*Satisfied in full 11th day of January 1946*

*RECORDED AND INDEXED  
OFFICE OF THE CLERK OF COURTS  
GREENVILLE, SOUTH CAROLINA  
4-5-45*