

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVED—FARRARD CO.—GREENVILLE 51410

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ella P. Groce, SEND GREETINGS:

Whereas, I the said Ella P. Groce,
in and by MY certain PROMISSORY note in writing, of even date with these presents,
well and truly indebted to Dr. J. C. Moore,

in the full and just sum of Twelve Hundred Fifty and no/100 (\$1250.00) Dollars,
(\$ 1250.00 Dollars to be paid one year from date,

Full
Satisfied
J. C. Moore
Paid

with interest thereon from date hereof at the rate of SEVEN per centum per annum, to be computed and paid annually from date 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 thereof, 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 the 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 Ella P. Groce,
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Dr. J. C. Moore,

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to ME
the said mortgagor
in hand well and truly paid by the said mortgagee

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

Dr. J. C. Moore, his heirs and assigns:-

That certain tract or parcel of land in O'Neal Township, said County and state, on the north side of the Greer-O'Neal Road, and the west side of the Meadow Road, and designated as Tracts Nos. 2, 3 and 4 on a plat of the R. M. Groce Estate, prepared by H. S. Brockman, Surveyor, July 5th, 1939, containing eighty and 28/100 (80.28) acres, and together bounded and having the courses and distances as follows, to-wit:

Beginning at a point in the center of the Greer-O'Neal (Double Springs road), and runs thence N. 15-30 W. 117 feet to iron pin; thence East 499 feet to iron pin on western edge of the Meadow Road; thence with the western edge of said road, N. 9-30 W. 1349 feet to iron pin; thence S. 85 W. 189 1/4 feet to a stake on line of tract #2; thence N. 15-30 E. 300 feet to B. G.; thence N. 9 E. 1069 feet to iron pin on or near Creek; thence S. 32 E. 489.5 feet to iron pin; thence N. 3 E. (crossing Creek) 577 feet to iron pin; thence N. 82-30 W. 260.7 feet to iron pin; thence S. 86-45 W. 546 feet (again crossing Creek) to a stone; thence S. 11-15 W. 3266 feet to iron pin in lower or southern edge of Double Springs Road; thence with the center of said Double Springs Road as follows: N. 70 E. 192 feet; N. 68 E. 355 feet; N. 74 E. 210 feet; N. 82-40 E. 170 feet; N. 88-30 E. 385 feet; N. 86-40 E. 310 feet to pin in center of said road, the beginning point; bounded North by lands of W. H. Few and of Ballenger; East by Ballenger and the Meadow Road; South partly by lands of Harbin, and by the Double Springs-O'Neal Road; and West by the Thad Green Estate, and being parts of the lands of the Estate of the late T. M. Groce, deceased.

SATISFIED AND CANCELLED OF RECORD
6 DAY OF Dec 1946
Ollie Hamworth
REC. FOR GREENVILLE COUNTY, S. C.
OF 10 OCTOBER A. M. NO 26555