

MORTGAGE OF REAL ESTATE - G.R.E.M. 2

PROVINCE-JARRARD CO - GREENVILLE 51410

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Claude H. Kirby SEND GREETINGS:

Whereas, I the said Claude H. Kirby
in and by a certain promissory note in writing, of even date with these presents, am
well and truly indebted to Farmers Bank of Simpsonville

in the full and just sum of Two Thousand and no/100 Dollars
--(\$-----) Dollars, to be paid

*The Farmers Bank of Simpsonville, S.C.
Per. D. D. Brantley, President
Witness James Barnett
I hereby certify that the above is a true and correct copy of the original as filed in my office on 10/18/48
C. M. HOOCH, CLERK
SATISFIED AND CANCELLED OF RECORD
DAY OF 3rd
GREENVILLE COUNTY, S.C.
NOV 2 1948*

with interest thereon from maturity at the rate of 6 percentum per annum, to be computed and paid semi-annually

in advance until paid in full; and 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 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 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 Farmers Bank of Simpsonville:-

All that piece or lot of land in Fairview Township, Greenville County, State of South Carolina located on the W/S of the C. & W. C. Railroad just south of the Town of Simpsonville, adjoining lands of Mrs. Osa B. Abercrombie, Pierce J. Mayfield, and Mrs. E. H. Richardson, and more particularly described as follows:-

BEGINNING at an iron pin in center of the C. & W. C. Railway track - P.J. Mayfield corner and running along his line S 88 W. 313.5 ft. to iron pin, Mrs. B. H. Richardson lands; thence along her line N 5 1/2 E 189 ft. to iron pin, Mrs. Abercrombie's lot; thence along her line S. 81 1/2 E. 101.3 ft. to iron pin; thence N 2 E 19 ft. to iron pin; thence further along the Abercrombie line S 89 1/2 E 213 ft. to a point in center of C & W.C. Railway track; thence along center of track S 6 1/2 W 169 ft. to the beginning corner as shown on a chart of survey made by E. F. Gary, Surveyor, on March 22, 1946 and being the same property conveyed to me this day by Mrs. Bessie H. Richardson (deed not yet recorded) and also being the same property conveyed to said Mrs. Richardson by two parties (1) by B. H. Richardson, deed recorded in Greenville County R.M.C. Office in Vol. 239 at page 314 and (2) by Mrs. Osa B. Abercrombie, deed recorded in Vol. 239 page 312 less a narrow strip conveyed by her to Pierce J. Mayfield - deed recorded in Vol. 283 at page 29.