

VOL 382 PAGE 280
 The State of South Carolina }
 County of GREENVILLE }

To All Whom These Presents May Concern:

I, **Elbert Foster**

SEND GREETING:

Whereas, I, the said **Elbert Foster**

in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to **B. P. Edwards**

in the full and just sum of **One thousand # seven hundred dollars and 45¢100 (\$1,700.45)**

, to be paid one year from the date of these presents, also the sum of twenty dollars per montly payable on the 1st. day of each successive month from the date of these presents. It is agreed that the failure on the part of the mortgagor to comply with any one of said monthly payments shall render the entire amount or balance due and payable immediately thereafter, with interest from date at the rate of 7 per cent, per annum payable annually, The entire amount to be paid one year from date.

, with interest thereon from Date

at the rate of 7 per centum per annum, to be computed and paid 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 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 **Elbert Foster**

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said

B. P. Edwards according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said **Elbert Foster**

, in hand well and truly paid by the said **B. P. Edwards**

at and before the 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 **B. P. Edwards**:

All that certain piece, parcel or lot of land situate, lying and being in said state and county, Chicks Springs Township and being bounded by lands of Kirbie Bridwell and Mrs. Pearle Bridges Bridwell on the South and by lands of the grantor on the west, North and east and having the following metes and bounds to wit:

Beginning at a large stone on Mrs. Peare Bridges Bridwell line and running thence ~~#####~~ N 57 E 4.57 chains to iron pin, 3XNM on other, lands of the grantor, thence S 25 1/4 E. 4.36 chains to iron pin near Simon Foster's barn, Thence S 30 1/2 W 3.96 Chains to iron pin on little road leading from highway to grantor's home; Thence N 33 W 2.31 chains to an old decaying oak stump joint corner of the grantor, Kirbie Bridwell and Mrs. Pearle Bridges Bridwell; Thence N 40 1/4 W. 3.26 chains to beginning corner and containing two acres, more or less according to survey of said land made by J. Earle Freeman on November 22, 1941 This veing all of the same tract of land conveyed to me by Simon Foster on the 17th day of January 1942.