

MAY 4 12 47 PM 1949

COUNTY OF GREENVILLE

W. H. FARNSWORTH
R. M. C.

To all Whom These Presents May Concern:

We, Grady T. Smith and J. Wesley Cook

SEND GREETING:

Whereas, we the said Grady T. Smith and J. Wesley Cook

in and by our certain Promissory note in writing, of even date with these presents,
are well and truly indebted to Joseph V. Edwards

in the full and just sum of Fifteen Hundred and No/100 (\$1500.00) Dollars

, to be paid on or before one (1) year after date

, with interest thereon from maturity
at the rate of Six (6%) per cent. 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, 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 of ten (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, 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, or if 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); as in and 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 Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and his Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Chick Springs Township, Greenville

County, State aforesaid, on the East side of Edwards Road, being the Northern portion of Tract # 3, as shown on plat of property of Vance Edwards, recorded in Plat Book "P" at Pages 128 and 129, and as tract # 45 on said plat as revised, containing 52.84 acres, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the East side of Edwards Road at the joint front corner of tracts # 45 and 46, and running thence with line of tract # 46, S. 73-55 E. 3300 feet to pin; thence S. 79-51 E. 162.7 feet to stake on branch; thence with the line of Howell property, N. 35-30 W. 443 feet to sweetgum; thence N. 9-42 W. 740 feet to poplar; thence N. 21-21 W. 83 feet to iron pin, corner of tract # 4; thence with line of tract # 4, N. 85-29 W. 2808 feet to iron pin in center of Edwards Road; thence with center of Edwards Road as the line, S. 20-41 W. 117 feet to a stake; thence S. 12-58 W. 333 feet to iron pin, point of beginning. Said premises being the same conveyed to the mortgagors herein by Joseph V. Edwards by deed to be recorded.

It is understood and agreed that this mortgage is given to secure the balance of the purchase price of the above land.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and his Heirs and Assigns forever, And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and his Heirs and Assigns, from and against us and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

*paid in full
April 5 - 1949
Joseph V. Edwards*

*witness
M. Bluth Jr.
Alice Barnsworth*