

State of South Carolina,

COUNTY OF GREENVILLE

SEP 14 4 54 PM 1948

OLLIE FARNSWORTH R.M.C.

To all Whom These Presents May Concern:

Jerome K. Jay and M. C. Jay

SEND GREETING:

Whereas, we the said Jerome K. Jay and M. C. Jay

in and by our certain Promissory note in writing, of even date with these presents, are well and truly indebted to South Carolina National Bank of Charleston at Greenville, S. C. in the full and just sum of Fifteen Hundred and No./100 (\$1500.00) DOLLARS, to be paid \$120.00 on principal December 9th, 1948 and a like payment of \$120.00 on principal quarterly thereafter until paid in full

, with interest thereon from date at the rate of Six per cent. per annum, to be computed and paid quarterly

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 its successors, heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid, containing 106 acres, more or less, and having according to plat made by J. C. Hill dated December 17, 1947, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the old run of Brush Creek and running thence S. 33 1/2 W. with line of property formerly owned by Mrs. T. E. Harris 277.2 feet to stone; thence continuing S. 33-30 W. 1108.8 feet with line of property of H. K. Townes to iron pin thence with Saluda River as a line in a southerly direction to a iron pin corner of property now or formerly owned by L. V. Alexander; thence with the line of said property S. 63-E. 46 feet; thence S. 22-45 W. 399.96 feet to iron pin; thence S. 67 E. 1128 feet to iron pin on lot of land to old Super Highway; thence with said Lot N. 29 E. 275.5 feet to iron pin; thence N. 54-45 E. 63.8 feet to iron pin; thence N. 79-10 W. 267.9 feet to iron pin corner of property of W. A. Gantt; thence with the line of property of T. F. Hunt estate N. 22-16 W. 1361.2 feet to iron pin; thence continuing with the line of the Hunt property N. 75 E. 1303.5 feet to iron pin; thence N. 22-30 E. 693 feet to iron pin corner of Martin property; thence with the line of Martin property N. 67-30 W. 1504.8 feet to iron pin; thence N. 40-30 E. 551.6 feet to iron pin on old run of river; thence with the old run of said river in a southerly direction to the point of beginning; said premises being the same property conveyed to the mortgagors by Henry Theodore by deed recorded in Volume 313 at Page 322. The description therein being given in two separate tracts but the above description is the same land and in accordance with new survey.

The Mortgagors agree to pay all insurance premiums, taxes and public assessments when due and that on their failure to do so the mortgagee may, at its option, foreclose this mortgage or pay said items and any item so paid shall become a part of the principal debt and bear interest at the same rate.

14 The South Carolina National Bank Greenville, S.C. M.C. Wood T. L. Wood 15 Ollie Farnsworth 1123