

FEB 28 8 44 AM 1951

BOOK 492 PAGE 147

DOLLIE FARNSWORTH
P.M.C.

THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

I, Arthur B. Gilbert, of Greenville County, S. C., SEND GREETING:

Whereas, I, the said Arthur B. Gilbert,

in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to G. W. Bridwell,

in the full and just sum of EIGHT HUNDRED FIFTY (\$850.00) DOLLARS, TO BE PAID as follows: Twenty Five (\$25.00) Dollars on the 27th day of March, 1951, and a like amount on the 27th day of each and every succeeding Calendar month thereafter until paid in full, for a period of Two (2) years, at which time the whole of balance owing shall then be and become due and payable in full; with the right, however, to anticipate by the payment of all or any part thereof at any time before due, that is, after One (1) year,

with interest thereon from date

at the rate of 7 per centum 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, 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 Arthur B. Gilbert,

in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said G. W. Bridwell,

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said Arthur B. Gilbert,

in hand well and truly paid by the said G. W. Bridwell,

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 G. W. Bridwell, his heirs and assigns,

All that tract, piece, parcel or lot of land lying, situate and being in Bates Township, Greenville County, State of South Carolina, this being a part of the land conveyed to Clarence Lee Ballew and Ethel S. Ballew by deed of James H. and Annie H. Ballew on April 6th, 1948, recorded in R. M. C. office for Greenville County, S. C. in Vol. 345 at page 425; and having the following metes and bounds, to-wit:

BEGINNING in center of Bridge on County Road over Creek, and running thence S. 62 W. 50 feet to bend in Road; thence S. 76 W. 200 feet to bend in Road; thence S. 72 W. 88 feet to forks of Road; thence with the Ballew Road, N. 10 E. 275 feet to an iron pin in Creek; thence with the Creek as line, in a southeastern direction, 325 feet to the beginning corner; and containing One (1) acre, more or less.

This is the same property conveyed to me this day by Clarence Lee Ballew and Ethel S. Ballew by their deed of this date to be recorded along with this mortgage; and this mortgage is given to secure funds with which to pay a part of the purchase price, and same are so being actually used for such purpose and for no other.

This is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

This mortgage covers and is intended to cover any and all