

State of South Carolina,

COUNTY OF GREENVILLE

T. B. BARNES, SR. and ETHEL C. BARNES

SEND GREETING:

WHEREAS, we the said T. B. Barnes, Sr. and Ethel C. Barnes

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to W. C. Massey in the full and just sum of Eighteen Hundred Thirty-one and 10/100- (\$ 1831.10) DOLLARS, to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Four & one-half (4 1/2) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 9th day of June, 1951, and on the 9th day of each month of each year thereafter the sum of \$ 40.00, to be applied on the interest and principal of said note, said payments to continue up to and including the 9th day of April, 1954, and the balance of said principal and interest to be due and payable on the 9th day of May, 1954; the aforesaid monthly payments of \$ 40.00 each are to be applied first to interest at the rate of Four & one-half (4 1/2) per centum per annum on the principal sum of \$ 1831.10 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 we the said T. B. Barnes, Sr. and Ethel C. Barnes, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said W. C. Massey according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us the said T. B. Barnes, Sr. and Ethel C. Barnes in hand and truly paid by the said W. C. Massey

at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said W. C. Massey, his heirs and assigns, forever:

All that certain piece, parcel or tract of land with the improvements thereon situate, lying and being on the East side of Greenville-Piedmont Road (also known as U. S. Highway #29) in the Town of Grove Station, Greenville County, South Carolina, and having, according to a plat made by W. F. Adkins, Surveyor, May 21, 1946, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Greenville-Piedmont Road, said point being 200 feet North from the Northeast corner of the intersection of said Greenville-Piedmont Road with a public road leading East therefrom across the Piedmont & Northern and Greenville & Columbia Railways, and running thence with the center of said road, N 31-0 E 7.62 chains to a point in the center of said road; thence N 22-1/4 E 3 chains to a point in the center of said Greenville-Piedmont Road; thence S 68-3/4 E 2.84 chains to an iron pin; thence S 62-0 E crossing the Piedmont & Northern Railway right-of-way 3 chains to a point in the center of the track of the Greenville & Columbia Railway; thence with the center of said railway track, S 22-1/2 W 12.35 chains to an iron pin in the center of the track of Greenville & Columbia Railway; thence along the line of other property of the Mortgagors herein, N 53-0 W 7.68 feet to the beginning corner, and containing 7.5 acres, more or less.

This is a portion of that property conveyed to the Mortgagors by deed of W. C. Massey, dated May 29, 1946, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 292, at page 184.