

THE STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

To All Whom These Presents May Concern:

I, J. Sam Marchbanks

SEND GREETING:

Whereas, I, the said J. Sam Marchbanks

in and by my certain promissory note in writing, of even date with these

Presents, am well and truly indebted to Farmers Bank of Simpsonville

in the full and just sum of Three Hundred Thirteen and 16/100 -- Dollars

to be paid six months after date

with interest thereon from date

at the rate of 6 per centum per annum, to be computed and paid semi-annually, in

advance

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 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 me, 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, sell and release unto the said

Farmers Bank of Simpsonville, its successors or assigns:- All that certain piece, parcel or tract of land, lying and being in Austin Township, Greenville County, State of South Carolina, located on the Road from Simpsonville to Woodruff and on Gilders Creek, containing 73.18 acres more or less, according to a plat made by J. Hoke Smith on Jan. 20, 1945. The said tract of land is the same tract conveyed to J. Sam Marchbanks by Jasper G. Moore by deed dated November 28, 1945 and recorded in the R. M. C. Office for Greenville County in Vol. 283, page 306 and reference is here made to that deed for a complete description of land as to metes and bounds and Courses and distances, they becoming a part and parcel of this instrument.