

BOOK 667 PAGE 383

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, John B. James and Thomas C. James

SEND GREETING:

Whereas, we, the said John B. James and Thomas C. James in and by our 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 Four Hundred Eighty and No/100 --(480.00) 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 we, the said mortgagors

, 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 us, the said mortgagors, 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 lot or tract of land in the County of Greenville, State of South Carolina, in Grove Township, containing 20 acres, more or less, and being located on the South side of the Simpsonville Road and the East side of the Fork Shoals Road. The said 20 acres is a part of a tract containing 56 3/4 acres conveyed to J. C. James by deed of J. T. Childers dated December 30, 1919, recorded in the R. M. C. Office for Greenville County in Deed Book 57 at page 347. Said property being the Southern portion of said 56 3/4 acres tract, and being bounded on the north by the Simpsonville Road, on the West by the Fork Shoals Road and on the South and East by property of Ansel Kellett.

Handwritten signatures and stamps at the bottom of the page, including "The Farmers Bank of Simpsonville" and a date stamp "26 July 1906".