

THE STATE OF SOUTH CAROLINA

MAY 23 1955

BOOK 696 PAGE 139

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WE, WILLIAM E. AND MARY B. GARNER

SEND GREETING:

Whereas, WE, the said WILLIAM E. AND MARY B. GARNER in and by OUR certain PROMISSORY note in writing, of even date with these Presents, ARE well and truly indebted to HOMER STYLES

in the full and just sum of SIX THOUSAND AND NO/100 (\$6,000.00) DOLLARS

, to be paid ten (10) years from date, the Mortgagor reserving the right and privilege to anticipate the payment of the whole amount, or any part thereof, payable on any interest date

, with interest thereon from DATE

at the rate of sixper centum per annum, to be computed and paid SEMI-ANNUALLY

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 WILLIAM E. AND MARY B. GARNER, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said HOMER STYLES according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to US, the said WILLIAM E. AND MARY B. GARNER, in hand well and truly paid by the said HOMER STYLES

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 Homer Styles, his heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in O'Neal Township, Greenville County, South Carolina, containing 57 acres, and, according to plat of property of Homer Styles made by Terry T. Dill, recorded in Plat Book at Page, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of McElhaney Road, joint corner of property of Carrie Poole, and running thence with the Poole line N. 1-20 E., 1197-2 feet to an iron pin; thence N. 50-45 E., 818 feet to an iron pin; thence S. 8-00 E., 145.2 feet to iron pin; thence N. 50-00 E., 806 feet to an iron pin; thence S. 54-16 E., 627 feet to iron pin; thence S. 34-48 E., 113.2 feet to an iron pin; thence S. 56-00 W., 1414.5 feet to stake; thence S. 37-15 E., 347.2 feet to an iron pin; thence S. 15-45 E., 1401 feet to the center of McElhaney Road; thence with the center of said road the following courses and distances: N. 65-12W., 920 feet; N. 58-45 W., 300 feet; N. 47-15 W., 300 feet to a point on the north side of McElhaney Road; thence N. 33-15 E., 12.8 feet to the point of beginning, and being identically the same tract conveyed to mortgagee by Emery E. Styles in Deed Book 538 at Page 339.