

THE STATE OF SOUTH CAROLINA,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

County of Greenville

*B. F. Payne, of the County of Greenville*

SEND GREETING:

WHEREAS, *I*, the said *B. F. Payne*

in and by *my* certain *promissory* note, in writing, of

even date with these presents, *am* well and truly indebted to *Bank of Piedmont*

*A corporation duly chartered under the laws of the State of South Carolina* *the sum of* *100* *Dollars*

Dollars, to be paid *eight months after date*

with interest thereon, from *March 1st 1905* at the rate of *8* per cent per annum to be computed and paid *as per promissory note*

until paid in full all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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, said note further providing for an attorney's fee of *ten per cent*

besides all costs and expenses of collection, to be added to the amount due on said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage) as and by the said note, reference being thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, That *I* the said *B. F. Payne*

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to *me*, the said

*B. F. Payne*

in hand well and truly paid by the said *Bank of Piedmont*

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 *Bank of Piedmont, its successors, and assigns*

*all of that certain piece, parcel or lot of land, situated in Grove Township, State and County aforesaid, lying on the west of The National Highway at Golden Grove Station, and is the remainder of that certain tract of land containing twelve and three-fourths (12 3/4) acres, more or less, conveyed to me by John S. Brawlett, Judge of Probate, by deed dated November 11th 1903 and recorded in the Office of R. M. C. for Greenville County in Vol. S. D. S. at Page 208.*

*From the said twelve and three-fourths acres, I sold one and seventy one hundredths (1 71/100) acres, to the Trustees of Grove School District and to Mrs. Ella Eskew I have contracted to sell two and eighty-five one hundredths (2 85/100) acres according to lines already agreed upon which should leave eight and 7/10 (8.20) acres, but according to resurvey by R. E. Walton has been to me) contain only five and seventy-five one hundredths (5.75) acres.*

*I hereby represent and guarantee that my title to this tract of land is straight and there are no other mortgages or liens of any kind whatsoever against this tract.*