

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 69063

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James A. Talbert

SEND GREETING:

WHEREAS, I, James A. Talbert, the said, in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to Peoples National Bank, Greenville, S. C. for Guardian of Minor Children of W. H. Balentine, Four Hundred thirty five Dollars (\$435.00) in the full and just sum of

Dollars, to be paid one year from date

with interest thereon from date until paid at the rate of 8 per cent per annum to be computed and paid

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 hereof, who may sue thereon and foreclose this mortgage, said note further providing of an attorney's fee of 10% of amount 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 in and by the said note, reference being thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, That I, James A. Talbert

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

Peoples National Bank

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, James A. Talbert

in hand well and truly paid by the said

Peoples National Bank, Guardian 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 Peoples Nat'l Bank, Guardian, its successors and assigns;

All that piece, parcel or tract of land situated, lying and being in Austin Township, County and State aforesaid, and being known as tract No. 1 on map of survey made by W. H. Kiddle, dated February 1930, in the division of the estate of W. M. Garrett, and having the following courses and distances:

Beginning at a stake on Laurel Creek at the mouth of a branch and running thence N. 86-30 E. 6.35 chs. to a Black Gum on branch, thence N. 12-45 E. 12.10 to an iron pin, thence N. 78 W. 1.80 to an iron pin; thence N. 68-15 W. 9.97 to a stone; thence S. 13-30 W. 9.35 to a stone; thence N. 80 E. 3.46 to a stone; thence S. 17 W. 5.55 to a Poplar on bank of Creek; thence down meanderings of said Creek as the line 4.01 to the beginning corner and containing 14.25 acres, more or less.

Witnessed and signed J. C. [illegible]

Handwritten notes:
Paid the bank as per check for 21.21
full the balance for 21.21
you can pay off 21.21
the mortgage was trust
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 in and by the said note, reference being thereunto had, as will more fully appear.
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