

MORTGAGE OF REAL ESTATE

The State of South Carolina, }

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

A, Mrs. C. M. Spruill

SEND GREETING:

WHEREAS, I, the said Mrs. C. M. Spruill in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to B. C. Given

in the full and just sum of One Thousand Dollars, to be paid as follows: \$300.00 on January 1, 1926 and \$700.00 on January 1, 1927

with interest thereon, from date at the rate of 6 per cent. per annum to be computed and paid semi-annually 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 for an attorney's fee of a reasonable amount besides all costs and expenses of collection, to be added to the amount due on the 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, will more fully appear.

NOW, KNOW ALL MEN, That I, the said Mrs. C. M. Spruill in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, the said according to the terms of the said note, and also in consideration of the further sum of \$100.00, to

in hand well and truly paid to me by B. C. Given 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 B. C. Given his heirs and assigns,

All that certain, piece, parcel or tract of land lying, being and situate in the County and State aforesaid and containing One Hundred and Forty five (145) acres more or less, and having the following metes and bounds to-wit: Beginning on a stone on Nelly Ferry Road; thence with line of land formerly belonging to A. H. Stewart to corner; thence N. 89 1/2 W. 11.25 to stone; thence S 88 20.22.88 to pine; thence N. 2 E. 31.20 to stake in edge of pine field; thence N 44 1/2 E. 29.16; thence up Nelly Ferry Road 26.76 to beginning corner. This being the same tract of land conveyed to me by deed of R. M. L. Peden bearing date of March 28, 1925 and recorded in the R. M. Co. Office for Greenville County in Deed Book 120 at page 39

Handwritten notes and signatures including 'Satisfied', 'B. C. Given', and 'Mrs. C. M. Spruill'.

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF GREENVILLE SOUTH CAROLINA