

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

40225 PROVENCE-JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. E. Roe

SEND GREETINGS:

Whereas, I the said J. E. Roe, as
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to W. C. Hawkins

in the full and just sum of Sixteen Hundred and no/100
(\$ 1600.00) Dollars, to be paid one day after date

with interest thereon from date hereof at the rate of seven per centum per annum, to be computed and paid
annually from date

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 I, J. E. Roe

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

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me
the said J. E. Roe

in hand well and truly paid by the said W. C. Hawkins

at and before 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

W. C. Hawkins, his heirs and assigns:

All that certain tract of land on South Tyger River, in O'Neal Township, County and State aforesaid, adjoining lands formerly owned by J. E. Jenkins, J. K. Dickson and William Henry Groce, containing one hundred twelve and one-half (112½) acres, more or less, and having following metes and bounds, as appears by a plat of same made by James K. Dickson, D. S., dated September 15th, 1879, to-wit:

Beginning at ford on branch, and running thence S. 74-3/4 W. 4.63 with settlement road to angle in said road; thence N. 22½ W. 4.89 to pine cut down; thence N. 5 W. 32.50 to stone 3x 0M; thence S. 35-3/4 W. 22.50 to post oak 3x 0; thence S. 1 degree 25 minutes W. 36.90 to a large pine 3x 3x 0; thence S. 26 deg. 8 min. E. 14.73 to stone 3x Birch; thence with South Tyger River as the line to a stone and birch 3x; thence N. 17½ E. 4.50 to a stone 3x N; thence N. 5 E. 7.94 to a stone 3x N; thence S. 86 E. 3.11 to intersection with large ditch; thence N. 23½ W. 4.23 to bend; thence N. 31½ E. 1.02 to bend; thence N. 50 E. 1.70 to bend; thence N. 24½ E. 2.52 to bend; thence N. 32½ E. 1.22 to bend; thence N. 50-3/4 E. 3.00 to stone 3x at head of ditch; thence N. 45 E. 3.88 to stone 3x N; thence up branch as the line to beginning corner.

This being the same tract of land conveyed to John T. Groce on May 6th, 1911, by J. W. Gray, Master for Greenville County, under order of Court dated May 5th, 1911. See Judgment Roll 3512 in Clerk's office for Greenville County, S. C., and the same conveyed to grantor herein by deed of J. H. Payne, recorded in Vol. 20, page 432.