

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

40825 PROVENCE-JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Lena Traynham

SEND GREETINGS:

Whereas, I the said Lena Traynham
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to S. S. Newell

in the full and just sum of Twelve Hundred Fifty and no/100 (\$1270.00)
(\$ 1270.00) Dollars, to be paid in full
one (1) year after date, with the right, if interest is paid promptly when due, to renew
for one additional year.

*Paid in full
March 12-1945
S. S. Newell*

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

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, the said Lena Traynham

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

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Lena Traynham
in hand well and truly paid by the said S. S. Newell

*L. H. Armstrong
J. B. [unclear]*

#298-14
me3
RECORDED AND INDEXED
14 DAY OF March 1945
Office J. B. [unclear]
M.C. OF GREENVILLE COUNTY, S.C.
11:55 O'CLOCK

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

S. S. Newell, his heirs and assigns forever:

"All that certain piece, parcel or tract of land situate, lying and being in Greenville County, S. C., containing thirty-nine acres, more or less, being on the Augusta Road and adjoining lands of G. G. Cason, Mrs. Virginia Scott, Arthur Tripp and Jonas Tripp, this being the home place of J. H. Traynham. The deed to same being recorded in the R. M. C. Office for Greenville, S. C., on the ninth day of November, 1914, in Vol. 26, page 361, where a full description may be found."

The deed mentioned above is the deed from Josephine Traynham to James H. Traynham, recorded November 9, 1914, in Vol. 26, page 361, and is the same tract of land conveyed to Josephine Traynham by J. H. Traynham (James H. Traynham) on the 15th of September, 1909, recorded in Vol. 4, page 740, containing 42½ acres, less three (3) acres conveyed by J. H. Traynham to C. L. Poole, which 42½ acres was purchased by J. H. Traynham from D. P. Verner, Master, by deed dated November 2, 1891, and recorded in Vol. XX, page 22.

This being the same tract of land conveyed to me this day by E. Inman, Master, deed to be recorded.

Reference is hereby made to all of the deeds referred to in chain of title for a complete and detailed description of the land covered by this mortgage.