

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, Ralph Styles

SEND GREETINGS:

Whereas, I the said Ralph Styles
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to B. S. Hodges

in the full and just sum of One Thousand and no/100
(\$1,000.00) Dollars, to be paid on or before two (2) years from date

*Paid in full of August 1940
This 10th day of August
B. S. Hodges*

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

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 Ralph Styles

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

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

in hand well and truly paid by the said B. S. Hodges

*Witness
J. M. Styles
B. S. Hodges*

*19 August 1940
Office
\$1,826.*

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. S. Hodges

All that piece, parcel or tract of land in Oneal Township, County and State aforesaid, as shown by plat, not yet recorded, made by C. N. Adams, Surveyor, on August 1, 2 and 3, 1938 and being described as follows: Tract No. 6, containing 95 acres:

Beginning at the South Corner of tract No. 5 and running N. 85 E. 1.00 to a corner; thence S 85 E. 2.50 to a corner; thence N. 82½ E. 1.00 to a corner; thence S. 36 W. 1.25 to a corner; thence S. 25 E. 2.80 to a corner; thence N. 89 E. 0.70 to a corner; thence N. 9½ W. 19.00 to a corner; thence N. ½ E. 7.80 to a corner; thence along road S. 85 E. 4.25 to a corner; thence N. 10 W. 10.72 to a corner; thence N. 6 W. 13.00 to a rock corner; thence N. 58 E. 16.50 to a corner in or on branch; thence N. 50½ W. 3.00 to a corner; thence N. 53 W. 3.00 to a corner; thence N. 17 W. 4.00 to a corner; thence N. 6½ W. 2.10 to a corner; thence N. 41 W. 2.50 to a corner; thence N. 6 E. 1.30 to a corner; thence N. 15 W. 7.70 to a corner; thence S. 53 W. 26.75 to a corner in road; thence S. 7 E. 10.00 to a corner; thence S. 5½ W. 4.00 to a corner; thence S. 41½ E. 12.25 to a rock corner; thence S. 4 W. 12.50 to a corner in road; thence S. 12 E. 23.50 to the beginning corner; See, Plat Book I, at page 130.

ALSO, All that tract of land in Oneal Township, State and County aforesaid, known as Lot No. 7 of the J. T. Styles place, and containing 59½ acres, more or less, and having the following courses, and distances, according to survey and plat made by C. N. Adams, C. S. August 1, 1938:

Beginning at the Southwest corner of said tract, also corner of Lot No. 6 of J. T. Styles estate, on river, and running thence with river the following courses and distances: N. 89 E. 1.80 S. 44½ E. 2.10, S. 89 E. 2.75, N. 53 E. 3.50, N. 89 E. 4.25 N. 9 E. 1.30, S. 69 E. 1.90 and N. 48½ E. 1.30 to mouth of branch; thence up said branch the following courses and distances; N. 4½ W. 3.60, N. 1½ W. 3.90, N. 21 E. 2.10, N. 35 E. 4.30, N. 25 E. 7.00, N. 12¼ E. 3.30, N. 25½ W. 3.30, N. 20½ W. 1.30 and N. 6½ E. 3.45 to road; thence S. 80½ W. 7.00; thence S. 52½ W. 9.70; thence N. 88 W. 5.60; thence N. 85 W. 4.25 to corner of tract No. 6; thence with line of tract No. 6, S. ½ W. 7.80; thence S. 9½ E. 19.00 to the beginning corner, bounded on North by lands of Connie Andrews, on the East by lands of M. E. Moon, on the South by lands of Dick Montgomery and on the west by lot No. 6 of the J. T. Syles estate.