

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF X

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Jeff Ware and Annie Ware, of Greenville County, in the State aforesaid, SENDS GREETINGS:

WHEREAS, we the said Jeff Ware and Annie Ware in and by our certain promissory note of even date are well and truly indebted to Augustus W. Smith, as Agent, in the full and just sum of Two Thousand and 00/100 (\$2,000.00) Dollars to be paid as follows: One Hundred (\$100.00) Dollars one year after date; One Hundred (\$100.00) Dollars two years after date; One Hundred (\$100.00) Dollars three years after date; One Hundred (\$100.00) Dollars four years after date; One Hundred (\$100.00) Dollars five years after date; and the balance of Fifteen Hundred (\$1500.00) Dollars six years after date; with interest thereon from date at the rate of six per cent. per annum, to be computed and paid annually 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, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon, and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent, in case of suit or collection by or through an attorney, which, in addition to said debt, is hereby secured and made a lien on the premises, as in and by the said note or obligation and condition thereof, reference being thereunto had, will more fully appear.

NOW, KNOWN ALL MEN, That we the said mortgagors, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of said note or obligation, and, also, in consideration of the further sum of Three Dollars to Jeff Ware and Annie Ware, the said mortgagors, in hand, well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, we the said mortgagors have Granted, Bargained, Sold and Released and by these Presents do Grant, Bargain, Sell, and Release unto the said mortgagee:

All that piece, parcel or lot of land in Gantt Township, in the County of Greenville, State of South Carolina, on the West side of Grove Road, containing 51.25 acres, more or less, and having the following courses and distances according to a survey and plat made by Dalton and Neves, Engineers, August 1926, beginning at a point in the center of the Grove Road, corner of J. B. Granger and C. A. Granger, and running thence with the line of C. A. Granger S. 79-20 W. 1200 feet to stone near spring; thence the branch the line the following courses and distances; S. 26-00 W. 143 feet; S. 19-10 W. 87.5 feet to railroad spike; S. 10-50 W. 180 feet; N. 69-50 W. 35 feet; S. 48-00 W. 125 feet; S. 57-00 W. 171 feet; S. 80-15 W. 121 feet to iron pipe by Willow; thence N. 15-40 W. 371 feet to white oak tree; thence N. 34-15 W. 125 feet to stone and iron pin corner of Lendardt; thence with Lendardt line N. 76-45 E. 1494.2 feet to iron pin; thence S. 18-35 E. 997.5 feet to iron pin by the branch; thence the branch the line S. 33-00 W. 79.4 feet; thence still with the branch S. 18-20 W. 116 feet; thence N. 79-20 E. 1138 feet to point in center of the Grove Road; thence with the Grove Road S. 24-17 W. 308 feet to the beginning, being the same property conveyed to Aug. W. Smith by E. H. Kern by deed dated November, 2nd, 1926; and recorded in deed book 130, page 15, R. M. C. Office for Greenville County, less 6.61 acres facing Grove Road conveyed by Aug. S. Smith to J. F. and Margery Guess by deed recorded in deed book 137, page 247, leaving a balance in this tract of 44.64 acres; and being the same property conveyed to us by Befamp, Inc. by deed dated October 20, 1941, and to be recorded herewith.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said mortgagee, his heirs, successors, administrators, executors and assigns forever. And we, the said mortgagors do hereby bind ourselves our Heirs, successors, executors and administrators and assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs, Administrators, Executors, Successors and Assigns, from and against us and our Heirs, Executors, Successors, Administrators and Assigns, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

And, the said mortgagors, their Heirs, Successors, Executors, Administrators, and Assigns hereby specifically agree and covenant to do and perform the following acts and do comply with the following conditions:

1. To pay all taxes, charges, public rates or assessments on the above described property, as and when due, and before any of them become delinquent.
2. To make or permit no waste, alteration or removals of any improvements, now or hereafter on the said property without the mortgagee's written consent.
3. To insure the house and buildings now or hereafter erected on the said lot or lots in the sum of not less than its insurable value Dollars, and to pay for the said insurance, and keep the same insured from loss or damage by fire, and in such other forms of insurance as may be