

MORTGAGE OF REAL ESTATE-G.R.E.M. 2

THE STATE OF SOUTH CAROLINA,
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Benson Davis

SEND GREETINGS:

Whereas, I the said Benson Davis
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to S. M. Jones

in the full and just sum of Eight Hundred Fifty
(\$ 850.00) Dollars, to be paid one year from date

with interest thereon from date at the rate of 7 per centum 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, 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 mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I Benson Davis

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

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me
the said Benson Davis
in hand well and truly paid by the said S. M. Jones

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. M. Jones, his heirs and assigns forever:

All that certain piece, parcel or lot of land, situate in Grove Township, State and County
aforesaid containing Four tenths (4/10) of an acre more or less, described as follows: Beginning
in the public road thence N. 69 1/4 W. 1.86 to iron pin XN. (within six links of drain ditch) thence
S 4 1/2 W. 1.65 to iron pin X.N., thence S. 55-3/4 E. 1.15 to iron pin X.N., thence S. 88 E. 2.16
to M.N.C. in aforesaid road, thence along said road (down grade) 2.05 to the beginning corner,
adjoining lands of Oscar Chapman, Tos. Davenport, and also land of H. B. Cowart; and being a
part of that lot of land conveyed to H. B. Cowart by T. J. Garrison, et al, deed dated August
26th A. D. 1936, and recorded in the R. M. C. Office for said County in Vol. 187, Page 273,
reference being thereunto had will more fully appear.

Also all that piece, parcel or lot of land in Grove Township, Greenville County, State of South
Carolina containing thirteen and six hundredths (13-6/100) acres, more or less. Adjoining lands
of C. C. Campbell, S. M. Jones, Mrs. Sunie Gambrell and others. Having the following courses
and distances, to wit: Beginning at an iron pin at corner of C. C. Campbell, thence South 4
West 5 chs. 29.11. to an iron pin; thence S. 20 1/2 W. 8.18 to an iron pin at corner of Mrs.
Gambrell land; thence N. 89 W. 16.70 to Saluda River; thence N. 55 E. 8.00 to an angle; thence
N. 42 1/2 E. 8.50 to an angle; thence N. 7 W. 3.76 to an iron pin on bank of River; thence S. 85
E. 6.34 to beginning corner.

Being more fully described by plat made by W. C. Adkins, Surveyor, November 16, 1940.