

## MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

To all whom These presents May Concern:

I, J. Robert Martin, Jr., SEND GREETINGS:

Whereas, I, the said J. Robert Martin, Jr., in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to THE FIRST NATIONAL BANK OF GREENVILLE, S. C., in the full and just sum of Twenty-five Thousand and no/100 (\$25,000.00) Dollars, to be paid three years after date, with interest thereon from date at the rate of five per cent. per annum, to be computed and paid quarterly 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 hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent of the amount due besides all costs and expenses of collection, to be added to the amount due on the said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage) as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said J. Robert Martin, Jr., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said THE FIRST NATIONAL BANK OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me, the said J. Robert Martin, Jr., in hand well and truly paid by the said THE FIRST NATIONAL BANK OF GREENVILLE, S. C., at and before the 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 THE FIRST NATIONAL BANK OF GREENVILLE, S. C., its Successors, Heirs and assigns, all the following described lots or tracts of land, to wit:

LOT NO. 1: All that certain piece, parcel or lot of land, containing three hundred forty four and twenty-four Hundredths (344.24) acres, more or less, situate, lying and being on the South side of the South Carolina State Highway No 13, leading from Greenville, S. C., toasley, S. C., in Greenville Township, Greenville County, South Carolina, and having, according to a survey made by R. E. Dalton, Engineer, November, 1924, the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of State Highway No. 13 at the intersection of said highway with the abandoned right-of-way of the Southern Railway Company, and running thence with the center of said State Highway No. 13, S. 68-97 W. 2234.1 feet to an iron pin in the center of said Highway; thence S. 16-03 W. 98 feet to an iron pin; thence S. 61-33 W. 319.4 feet to an iron pin, corner of property, now or formerly of H. K. Townes; thence with said Townes property, S. 30-38 E. 1832 feet to a pine tree; thence continuing S. 30-38 E. 174 feet to an iron pin on Brush Creek; thence down Brush Creek running with the meanders thereof in a southeasterly direction to a poplar tree in line of property now or formerly of Henry Harris; thence with said Harris property, S. 41-27 W. 501.2 feet to an iron pin; and running thence with the line of property now or formerly of N. H. Harris, S. 66-21 E. 1702.2 feet to a stone; thence continuing with the said Harris property S. 66-31 E. 463 feet to an iron pin; thence S. 23-35 W. 162.5 feet to a stone mark on shoals in Mill Creek; thence up Mill Creek following its meanders in a southeasterly direction to a stone corner of property of Odd Fellows Orphanage; thence with said property, S. 33-45 W. 196.2 feet to a poplar tree; thence N. 13-10 W. 95 feet to a poplar; thence S. 30-55 E. 211 feet to an iron pin; thence N. 6-48 W. 221.7 feet to a stone; thence N. 66-34 E. 211.6 feet to an iron pin; thence S. 63-28 E. 208.5 feet to a stone, corner of lands now or formerly of N. H. Harris; thence with said Harris property line, N. 16-00 E. 2298 feet to a poplar stump; thence N. 17-18 W. 704 feet to an iron pin; thence N. 23-32 W. 266.7 feet to an iron pin on bank of creek; thence down said creek following the meanders thereof in a northwesterly direction to a sycamore on bank of said creek; thence N. 49-12 E. 2152.9 feet to a pine tree; thence S. 25-59 E. 178 feet to an iron pin, corner of property now or formerly of J. K. Earle; thence with said Earle line, N. 50-11 E. 830 feet to an iron pin, the corner of Honour property; thence N. 11-23 W. 727.4 feet to an iron pin in the center of abandoned right-of-way of Southern Railway Company; thence with center of abandoned right-of-way in a northwesterly direction 1308.5 feet to a point in the center of State Highway No 13, the beginning corner.

The property herein mortgaged is a portion of the property conveyed to the mortgagor herein, James Robert Martin, Jr., by J. Robt. Martin, by deed dated May 6, 1933, and recorded in the R. M. O. Office for Greenville County in Deed Book 168, at page 183.

LOT NO. 2: All that certain lot of land situate, lying and being in the City of Greenville, County and State aforesaid, on Broad Street and having the following metes and bounds, to wit: