

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS

and by

a corporation chartered under the laws of the State of South Carolina, in the full and just sum of

\$ 8,000.00 DOLLARS to be paid at its principal office in Greenville, S. C.

payable as follows:-

The sum of five hundred (\$500.00) dollars to be paid on the 2nd day of December, 1941, and the sum of five hundred (\$500) dollars on principal on the 2nd day of December of each and every year thereafter up to and including December 2nd, 1947, and the balance of the principal remaining unpaid on January 2nd, 1950.

with interest thereon from

at the rate of 6% per cent. per annum, to be computed and paid annually on the 1st day of December in each year until paid in full; all interest not paid when due to bear interest at the 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; 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 should be deemed by the holder thereof necessary for the protection of its 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 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 in consideration of the said debt and sum of money advanced to the said Southeastern Life Insurance Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said

and truly paid by the said SOUTHEASTERN LIFE INSURANCE COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released unto the said SOUTHEASTERN LIFE INSURANCE COMPANY

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying, and being in Austin Township, Greenville County, State of South Carolina, near the town of Mauldin, containing 153.9 acres according to survey made by Dalton & Neve, November, 1940, and having, according to said survey, the following metes and bounds to-wit:-
Beginning at an iron pin in the center of the old highway leading from Greenville to Mauldin and running thence N. 30-05 E. 43 feet crossing the new highway from Greenville to Laurens (known as U.S. Highway 76) to a point on the west side of the right-of-way of the Charleston and Western Carolina Railroad; thence along said right-of-way N. 33-45 E. 181 feet to a point on said right-of-way on the south side of Belknap Road; thence along said road N. 88-30 E. 60 feet to a point on the south side of said Belknap Road near the intersection of said road and the road leading by the Mauldin Methodist Church bearing N. 41-5 Highway 76; thence leaving said Belknap Road S. 33-35 E. 378 feet to a point; thence S. 23-25 E. 264 feet to a point; thence S. 89-05 E. 77 feet to a point; thence N. 64-05 E. 12 feet to a point on the east side of said road leading from the Belknap Road by said cemetery to U. S. Highway 76; thence S. 29-35 E. 304.4 feet down said cemetery and across U. S. Highway 76 to a point on the west side of said U. S. Highway 76 at the intersection of said highway and a road leading to the Mauldin Baptist Church and cemetery; thence N. 43-15 E. 351 feet along the west side of U. S. Highway 76 to a point thereon at the intersection of said highway and a county road; thence along the south side of said county road S. 51-20 E. 1372 feet to an iron pin at the corner of property of James Griffin; thence along the property of James Griffin N. 67-57 E. 663 feet to an iron pin at the corner of property of Paul King; thence along the line of Ansel King's property S. 51-45 E. 548 feet to a point in the center of the Ashmore Bridge road (shown on plat above referred to as Adams Road); thence down said Ashmore Bridge Road S. 22-06 E. 570 feet to a point in said road; thence still down said road S. 24-45 E. 455 feet to a point in said road; thence S. 8-30 E. 207 feet to a stone near the east side of said Ashmore Bridge Road at the corner of property of James Trammell; thence along the line of property of James Trammell S. 53-0 E. 855 feet to a poplar (dead) on a branch, corner of James Trammell's property; thence down the meanders of said branch to a poplar 3X on the east side of said branch, corner of property of James Trammell and B. A. Thomason (a traverse line between said points, running as follows: N. 71-0 E. 194 feet to a point; thence S. 45-45 E. 520 feet to a point; thence S. 51-20 E. 351 feet to a point; thence S. 62-30 E. 300 feet to a point; thence S. 23-45 E. 46 feet to said poplar 3X); thence along the line of B. A. Thomason's property N. 46-30 E. 214 feet to a maple 3X on another branch; thence up the meanders of said branch to an ash 3X (dead) on the east side of said branch, corner of property of B. A. Thomason (a traverse line between said points, running as follows: N. 46-30 E. 46 feet to a point; thence N. 1-15 E. 504 feet to said ash 3X (dead)); thence along the line of property of B. A. Thomason N. 41-30 E. 581 feet to an iron pin; thence still along the line of B. A. Thomason's property N. 62-0 E. 780 feet to a point in the center of the old highway leading from Greenville to Laurens, South Carolina; thence up said highway N. 36-05 E. 337 feet to an iron pin in the center of said old highway, the beginning corner, containing 153.9 acres, more or less, exclusive of rights of way and exclusive of the Mauldin Baptist Church and cemetery property hereinafter described.

Within the boundaries of the above described tract of land, there is a small tract of land belonging to Mauldin Baptist Church, which is not conveyed by this deed, but is expressly excepted therefrom, the same being described as follows:

RECORDED AND CANCELLED OF
DATE OF
1945
45
Thomas B. Cooper

Paid in full by Life Southeastern
date this 12th day of June 1945
Thomas B. Cooper