

MORTGAGE OF REAL ESTATE

The State of South Carolina, }

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. G. Buford

SEND GREETING

WHEREAS, I, the said J. G. Buford, in and by my certain promissory note, in writing, of even date with these presents, and well and truly indebted to W. M. Babb, January 1940

in the full and just sum of Twenty six thousand two hundred and twenty Dollars, to be paid One year from date

with interest thereon, from date satisfied the Babb, at the rate of 7 per cent. per annum to be computed and paid semi-annually

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 hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent

besides all costs and expenses of collection, to be added to the amount due on the said note, 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 and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said J. G. Buford, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said W. M. Babb

according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said W. M. Babb, in hand well and truly paid by the said W. M. Babb

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 W. M. Babb his heirs and assigns:

All that piece, parcel or lot of land situated in County and State aforesaid in Chick Springs Township in the Town of Greer having the following metes and bounds, Situated on the South side of Cunningham Avenue, beginning on an iron pin on said Avenue, J. G. Buford, corner, and running thence S. 21.00 W. 125 feet to a stake; thence S. 70.00 W. 65 feet to a stake; thence N. 21.00 E. 125 feet to Cunningham Avenue; thence with said Avenue N. 70.00 E. 65 feet to the beginning corner, and known as Lot No. 21 on a Plat recorded in Plat Book F, page 17, R. M. C. Office for Greenville County.

Also all that other piece, parcel or lot of land situated in County and State aforesaid in Chick Springs Township in the Town of Greer having the following metes and bounds: Beginning at the intersection of Cunningham Avenue and North Avenue and running thence with said North Avenue S. 21.30 W. 125 feet to the corner of Lot No. 11; thence along line of this Lot N. 70 E. 65 feet to the corner of Lots Nos. 21, 11 & 12; thence along the line of Lot No. 21 N. 21.30 E. 125 feet to said Cunningham Avenue; thence along this Avenue S. 70 E. 65 feet to the beginning corner, being designated as Lot No. 22 on a Plat of land surveyed by W. A. Christopher, September 12, 1921.

Both of the above said lots having been conveyed to me by deeds of Lella W. Cunningham said deeds being recorded in the R. M. C. Office for Greenville County in Deed Book 83, at page 412 and in Deed Book 87, at page 405. Being the same lots of land upon which my residence is situated.

Handwritten signatures and notes including 'W. M. Babb', 'J. G. Buford', 'Satisfied and cancelled', '18', '8-15', and '1940'.