

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 14586-8-13-40

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

For Release to this Mortgage See Deed Book 261, Page 235.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Befamp, Inc, of Greenville, in the State aforesaid, SENDS GREETINGS:

WHEREAS the said Befamp, Inc. in and by its certain promissory note of even date is well and truly indebted to Augustus W. Smith, as Agent, in the full and just sum of Twelve Thousand, Eight Hundred Fifty-nine and 00/100 Dollars to be paid on demand, with interest thereon from date at the rate of six per cent. per annum, to be computed and paid on demand 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. 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, KNOW ALL MEN, that the said mortgagor, 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, on consideration of the further sum of Three Dollars, to Befamp, Inc. the said mortgagor, 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 the said mortgagor 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, Greenville County, State of South Carolina, containing 20.01 acres, more or less, and having the following courses and distances according to survey and plat made by Dalton & Neves, Engineers, August 1926, beginning at a point in the center of the Grove Road, joint corner of Aug. W. Smith property and property now or formerly owned by W. E. Holbrook; and running thence S. 85-00 E. 2023.8 feet to a chestnut stake; thence N. 24-20 W. 693 feet to an iron pin; thence S. 88 W. 1688 feet to the center of Grove Road; thence with the center of Grove Road S. 6-25 W. 404 feet to the beginning corner;

Also, all that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, on the East side of Grove Road, containing 48.30 acres, more or less, and having the following courses and distances according to survey and plat made by Dalton and Neves, Engineers, August 1926, beginning at a point in the center of the Grove Road, corner of O. L. Jones, W. E. Holbrook and Emma Granger; and running thence with Holbrook line S. 88-30 E. 1910 feet to iron pin on creek bank; thence S. 18-50 W. 1236 feet to iron pin; thence N. 89-15 W. 1578 feet to point in center of Grove Road; thence with the Grove Road N. 15-40 W. 120.6 feet to bend; thence N. 2-00 W. 100 feet to bend; thence S. 5-25 E. with the center of Grove Road 986 feet to the beginning corner;

Also, 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. 87.6 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. 50-15 W. 121 feet to iron pipe by willow; thence N. 15-40 W. 371 feet to white oak tree; thence N. 34-15 W. 1625 feet to stone and iron pin; corner of Lenhardt; thence with Lenhardt 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 recorded in deed book 130, page 15, less 6.61 acres facing Grove Road heretofore conveyed by deed recorded in deed book 137, page 247, leaving a balance in this tract of 44.64 acres;

Also, all that certain piece, parcel or lot of land in Gantt Township, in the County of Greenville, State of South Carolina, and being on the West side of Grove Road, having the following courses and distances according to survey and plat made by Dalton & Neves, Engineers, August 1926; beginning at a point in the center of Grove Road, corner of T. A. Osteen tract, Mrs. Blackley and the property herein described; and running thence with the center of Grove Road N. 15-40 W. 1096 feet to a point in the center of said Grove Road, corner of C. G. Granger tract; thence N. 40-15 W. 1423 feet to an iron pipe on line of O. L. Jones property; thence N. 88-20 W. 180.5 feet to a pipe; thence with old Settlement Road N. 68-55 W. 188 feet to a pipe; thence S. 83-33 W. 173.4 feet to pipe; thence with old Settlement Road S. 76-35 W. 388.5 feet to pipe; thence S. 78-00 W. with old Settlement Road 363 feet to a pipe; thence S. 74-05 W. 275 feet to a stake; thence S. 89-50 W. 122 feet to a stake; thence S. 52-00 W. 228.8 feet to an iron pipe; thence N.

For Release See Deed Book 274 at Page 221

For Release to this mortgage See Deed Book 260, Page 235. For Release to this mortgage See Deed Book 254, Page 330. For Release to this mortgage See Deed Book 260, Page 235. For Release to this mortgage See Deed Book 248, Page 227.