

MORTGAGE OF REAL ESTATE

1928 PROVEN-JANUARY 1945

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, B. W. TURPIN SEND GREETING:

WHEREAS, I the said B. W. Turpin am well and truly indebted to Geo. C. Leonard in the sum of Five Thousand (\$5,000.00) Dollars, as evidenced by my five promissory notes of even date herewith; each of said notes in the sum of One Thousand (\$1,000.00) Dollars with interest from date at five per cent and due as follows: November 13, 1944, November 13, 1945, November 13, 1946, November 13, 1947 and November 13, 1948, and each of said notes provided for ten per cent attorney's fee, in case of suit or collection by attorney. In case default is made in the payment of any note for a period of thirty (30) days, then, the whole amount due on said mortgage, both principal and interest, shall come immediately due and payable at the option of the mortgagee, reference being thereto had, which more fully appear.

NOW KNOW ALL MEN, That I the said B. W. Turpin, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Geo. C. Leonard, according to the terms of the said notes and also in consideration of the further sum of Three Dollars, to me, the said B. W. Turpin, in hand well and truly paid by the said Geo. C. Leonard, at and before the sealing and delivery 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 Geo. C. Leonard;

All those several lots or parcels of land in Highland School District in County of Greenville containing in the aggregate the Three Hundred twenty-eight and four tenths (328.4) acres and bounded by lands of _____ Hall, Wilson estate, Jim Howard, P. S. Ballenger and others, and being fully described in deed from P. S. Ballenger to Geo. C. Leonard, recorded in Book 50, at page 322, in the office of Register of Mesne Conveyance for Greenville County and in deed from L. M. Ballenger to Geo. C. Leonard by deed recorded in Volume 36, at page 244, Office of Register of Mesne Conveyance for Greenville County and by deed from Geo. C. Leonard to me by even date herewith to be recorded.

Witnessed by L. H. Johnson, Clerk of Court, Greenville County, S. C.

NOTIFIED AND CANCELLED OF RECORD 10th DAY OF DECEMBER 1945 FOR GREENVILLE COUNTY, S. C. #14574

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining,

TO HAVE AND TO HOLD all and singular the said Premises unto the said Geo. C. Leonard, his Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Geo. C. Leonard, his Heirs and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said _____ agree to insure the house and buildings on said lot in the sum of not less than _____ Dollars, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said _____ and that in the event the mortgagor shall at any time fail to do so, then the said _____ may cause the same to be insured in _____ name and reimburse _____ for the premium and expense to such insurance under this mortgage.

And the said mortgagor agrees to pay the said debt or sum of money, with interest thereon, according to the true intent and meaning of the said notes together with all costs and expenses which the said mortgagee shall incur or be put to, including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or be legal proceedings.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if, I, the said B. W. Turpin, do and shall well and truly pay or cause to be