

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
I, James G. Bannon, of Greenville County, S. C.,

SEND GREETING:

WHEREAS, I, the said James G. Bannon

in and by my certain Promissory note in writing, of even date with these presents, am well and truly indebted to Peoples National Bank, of Greenville, S. C., as Trustee under the will of J. W. Nix, deceased,

in the full and just sum of Five Thousand and No/100 (\$5000.00) Dollars to be paid: \$500.00 on the 20th day of December, 1944, and a like payment of \$500.00 on the 20th day of December of each year thereafter, until December 20, 1948, at which time the entire balance shall be due and payable, with the privilege of anticipating all or any part of the unpaid balance on any interest date

with interest thereon from date at the rate of 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 same rate as principal; and if any part of principal or interest be in 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 (10%) per cent. of the amount due thereon,

to be added to the amount due on said note and to be collectible as a part thereof if the same be payable 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 the mortgage); as in and by the said note, 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 terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and its successors and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville County, State aforesaid

in Gantt Township, on the southeastern side of Augusta Road, near the corner of Greenville, containing 25.86 acres, and having, according to survey of the property of James Brockman, made by C. M. Furman, Jr., Engineer, May 30, 1928, recorded in Plat Book 26, the following metes and bounds:

BEGINNING in the center of the Augusta Road, corner of property now or formerly owned by Addie B. Gillespie, and running thence with line of said property, S. 19-25 E. 19.30 chs. to a stake; thence S. 47-10 W. 1.16 chs. to rock; thence S. 50-36 E. 7.59 chs. to iron pin; thence S. 54-10 W. 7.05 chs. to iron pin; thence N. 45-10 W. 7.94 chs. to a rock; thence N. 40-27 W. 16.11 chs. to a point in the Augusta Road; thence with the center of Augusta Road, N. 45-15 E. 15.66 chs. to the beginning corner; being the same property conveyed to the mortgagor by Peoples National Bank of Greenville, S. C., as Executor of the will of E. W. Carpenter, deed recorded in Volume 258 at Page 259.

ALSO, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the north side of Douglass Drive, near the City of Greenville, being shown as Lot No. 4 of Country Club Estates, on plat recorded in Plat Book G, Page 190, and described as follows:

Beginning at a stake on the north side of Douglas Drive, at corner of Lot No. 5, and running thence with the line of said lot, N. 23-30 W. 150 feet to a stake; thence S. 66-38 W. 50 feet to a stake, corner of Lot No. 1; thence with lines of Lots Nos. 1, 2 and 3, S. 23-30 E. 150 feet to a stake on Douglas Drive; thence with the northern side of Douglas Drive N. 66-38 E. 50 feet to the beginning corner; being the same property conveyed to the mortgagor by J. H. Elrod by deed recorded in Volume 252, Page 255.

PAID AND CANCELED
THE PEOPLE'S SOUTHERN BANK
GREENVILLE, SOUTH CAROLINA
RECORDED
DECEMBER 20 1944
GREENVILLE COUNTY, S. C.