

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVINCE—JARRARD CO.—GREENVILLE 51419

THE STATE OF SOUTH CAROLINA, }  
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Grady Ruff

SEND GREETINGS:

Whereas, I the said Grady Ruff  
in and by my certain promissory note in writing, of even date with these presents,  
well and truly indebted to B. P. Edwards

in the full and just sum of Eleven Hundred Eighty and no/100  
(\$1180.00) Dollars, to be paid as follows: \$200 with accrued interest  
on October 1st, 1945; \$200.00 with accrued interest on October 1st, 1946; and entire balance  
of principal and interest on October 1st, 1937; default in any payment when due to cause entire  
debt to at once become due and collectible, at the option of the holder hereof;

with interest thereon from date hereof at the rate of seven per centum per annum, to be computed and paid on October  
1st of each year hereafter, 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, 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; 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 it should be deemed by the holder thereof necessary for the protection  
of his 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 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mort-  
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I, the said Grady Ruff,  
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment  
thereof to the said B. P. Edwards

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

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said  
B. P. Edwards, his heirs and assigns:-

That certain parcel or tract of land in O'Neal Township, said County and  
State, about four miles northwest of the town of Greer, lying on the northern side of the  
Milford Church Road; and bounded on the North by lands recently sold to J. A. and Fannie Mae  
Kirby; on the East by lands of Dr. F. G. James; on the South by the said Milford Church Road,  
and West by lands of the A. B. Groce Estate, and being a part of Tracts Nos. 2 and 3 on plat  
of the Tandy Bruce Farm, prepared by J. H. Atkins, Surveyor, Sept. 9-11, 1919, and having  
the following courses and distances, to-wit:

Beginning at iron pin on the old road, joint corner of tract sold to J. A.  
and Fannie Mae Kirby, and myself; thence with the Kirby line, N. 48-15 W. 25.76 chains to pine  
on the west side of the branch, Grove corner; thence up and with the meanderings of said branch  
as the line to a stone, Groce corner; thence due South 3.00 chains to a stone, Groce corner;  
thence S. 3 1/2 W. 7.30 chains to a pin in the Milford Church Road; thence with said road, N. 35-3 1/2  
E. 13.20 chains to a point in the said road, corner of Dr. James' lands; thence with the James  
line, N. 61 1/2 E. 4.46 chs. to a stone; thence N. 48 E. 8.80 chains to the beginning corner,  
containing thirty-four and one-half (34 1/2) acres, more or less.

*Handwritten:* S.C. 45, full, 10-18-45, B.P. Edwards, 12255.  
Stamp: SATISFIED AND CANCELED BY REC'D 20 DAY OF OCT 1945 FOR GREENVILLE COUNTY, S.C. Ollie J. Farnsworth