

GREENVILLE VOL 402 PAGE 337

THE STATE OF SOUTH CAROLINA }  
COUNTY OF **Greenville**

OCT 8 4 17 PM 1946

BEULIE FAIRBANKS  
R.M.C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, **we**, the said **James R. Sipes and Ruby W. Sipes**  
in and by **our** certain **promissory**, note in writing, of even date with these  
Presents, **we are** well and truly indebted to **W. G. Serrine**

in the full and just sum of **Thirty-one hundred fifty (\$3,150.00) Dollars**  
to be paid **One hundred twenty-five (\$125.00) Dollars per month**  
**until the principal is paid down to Seventeen hundred fifty (\$1,750.00) Dollars then**  
**Fifty (\$50.00) Dollars per month until paid in full. With the privilege of paying an**  
**additional amount each month, or paying the entire amount, at any time, Interest at 6% to be**  
**calculated semi-annually in advance on unpaid portion and paid semi-annually.**

, with interest thereon from **date**  
at the rate of **6** per centum per annum, to be computed and paid **as above stated**  
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 mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That **we**, the said **James R. Sipes and Ruby W. Sipes**  
, in consideration of the said debt and  
sum of money aforesaid, and for the better securing the payment thereof to the said

**W. G. Serrine** according to the terms of the said note, and also in  
consideration of the further sum of Three Dollars, to **us**, the said **James R. Sipes and**  
**Ruby W. Sipes**, in hand well and truly paid by the said **W. G. Serrine**  
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. G. Serrine**

All that piece, parcel or lot of land in Fairview Township, Greenville County, State  
of South Carolina, and more fully described as follows:

BEGINNING at a point in the Georgia Road on line of the lands of  
the Sarah J. Locke Estate, and running thence along said line S. 18 E. 7.20 chains  
to a stone at corner of land now or formerly owned by H. W. Abbott; thence S. 12 E.  
5.76 to a stone; thence S. 62-15 W. 6.00 to a stone on line of Standing Springs  
Church property; thence along line of said Lot N. 49-30 W. 5.70 to an iron pin; thence  
S. 51-15 W. 9.08 to iron pin; thence S. 71-30 W. 1.41 to a point in the said Georgia  
Road; thence along the center of said road N. 39-15 E. 23.10 to the beginning corner and  
containing 11.06 acres more or less, and being the same tract of land conveyed to  
O. L. Moore by Miss Eloise Alverson and Paul W. Cooper as Executors of the Estate of  
Mrs. Qumire L. Alverson; by deed dated March 20, 1937 and recorded in the R. M. C.  
Office for Greenville County in Vol 193 at page 89. Also being the same tract of land  
conveyed to O. L. Moore by Miss Eloise Alverson, Eugene Alverson et al by Quit-Claim  
deed dated April 7th, 1945 and recorded in the R. M. C. Office for Greenville County  
S. C. in Vol. 275 at page 265.

ALSO, all that other piece, parcel or lot of land situate, lying and  
being in Fairview Township, County and State aforesaid and more fully described as  
follows:

BEGINNING at an iron pin in the Georgia Road and running thence  
S. 13-10 E. 10.80 chains to an iron pin in an old road; thence S. 55-20 W. 8.94 to iron

*Satisfied in full*  
*May 27, 1950,*  
*W. G. Serrine*

Witness:

*Virginia S. Hill - Helen C. Osburn*

*Beulie Fairbanks*  
*June 50*  
*3145 p. 13540*