

State of South Carolina,

COUNTY OF Greenville

HOLLY RIPPE BRUSH

SEND GREETING:

WHEREAS, I the said Holly Rippe Brush

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to The First National Bank of Greenville, S. C., as Trustee for the Bernard H. Mazure Memorial Fund in the full and just sum of Sixteen Thousand and No/100 (\$16,000.00) DOLLARS, to be paid at said bank in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Five (5%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 19th day of June, 1953, and on the 19th day of each month of each year thereafter the sum of \$169.71, to be applied on the interest and principal of said note, said payments to continue up to and including the 19th day of April, 1963, and the balance of said principal and interest to be due and payable on the 19th day of May, 1963; the aforesaid monthly payments of \$169.71 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$16,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 I, 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 me, the said mortgagor, in hand and truly paid by the said mortgagee

at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said The First National Bank of Greenville, S. C., as Trustee for the Bernard H. Mazure Memorial Fund, its successors and assigns, forever:

All that parcel and tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Saluda Township, on the East side of National Highway 25 known as the Buncombe Road, being known and designated as Tract No. 16 on a plat of Property of R. G. Ballenger, which plat is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "D", at pages 210 and 211, containing 142.44 acres with the exception, however, of a small tract containing approximately 5 acres, more or less, heretofore conveyed by the Grantor herein to L. G. Harleman by deed dated September 3, 1936, and recorded in the R. M. C. Office for Greenville County in Deed Book 186, page 67, and with the exception of a small triangular lot containing less than one acre and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a stake on the East side of the right-of-way of the said Road, following the center of Farm Road as a line crossing North Saluda River 290 feet to a bend; thence N. 44 W. 313 feet to a fence corner in said line: thence in a Southerly direction 239 feet, more or less, to the center of Bonham Branch; thence in an Easterly direction along the meanders of said branch 289 feet, more or less, to a point in said branch; thence up said branch following the meanders thereof as a line 5130 feet to a shoal; thence S. 57 E. 385 feet to a stake near a poplar in the hollow on the line of Saluda Land Company; thence S. 12 W. 186 feet to a stake on the ridge corner on the line of Lot No. 25; thence down the said ridge towards Saluda River, S. 70-15 W. 327 feet to S. 0.; thence S. 85-30 W. 264 feet to a stake; thence S. 84 W. 173 feet to a B. O.; thence N. 70 W. 286 feet to a stake; thence N. 87-45 W. 205 feet to a stake; thence N. 88-30 W. 298 feet to a stake; thence N. 71 W. 369 feet to a

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