

MORTGAGE OF REAL ESTATE—Form Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.

The State of South Carolina,
County of GREENVILLE

FILED
GREENVILLE CO. S. C.

DEC 6 1 16 PM 1954

To All Whom These Presents May Concern: <sup>OLLIE FARNSWORTH
R.M.C.</sup>

WE, W. B. HAMM AND J. E. AUSTIN

SEND GREETING:

Whereas, we, the said W. B. Hamm and J. E. Austin,
in and by our certain promissory note in writing, of even date with these
presents, are well and truly indebted to E. E. Stone, III

in the full and just sum of Three Thousand Three Hundred (\$3,300.00) Dollars,
, to be paid one year from date

, with interest thereon from date

at the rate of SIX per centum per annum, to be computed and paid at maturity

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, 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; 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 or 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 attorney's 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 W. B. Hamm and J. E. Austin

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said E. E. Stone, III

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said W. B. Hamm and J. E.

Austin, in hand well and truly paid by the said E. E. Stone, III

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 E. E. STONE, III:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and containing 8.50 acres, exclusive of the railroad right of way and 1.99 acres as shown on plat of property of R. J. Rowley according to survey made by Piedmont Engineering Company, May 15, 1953, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center line of the C. & W. C. Railroad at the corner of property of Emma C. Poe and running thence with the center of said railroad, S. 63-03 E. 148.7 feet to an iron pin; running thence S. 66-10 E. 200 feet to an iron pin; thence S. 70-27 E. 200 feet to an iron pin; thence S. 72-02 E. 500 feet to a point, which point is 8.92 feet within the right of way of South Carolina Highway No. 291; running thence along the highway right of way N. 20-30 E. 361 feet to an iron pin on right of way; running thence N. 20-39 E. 19.85 feet to an iron pin; thence running S. 67-56 E. 50 feet to an iron pin; running thence N. 22-04 E. 300 feet to an iron pin; running thence S. 67-56 E. 25 feet to an iron pin;