

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

KEYS PRINTING CO.,

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. Rufus Armstrong,

SEND GREETINGS:

Whereas, I the said J. Rufus Armstrong,  
in and by my certain promissory note in writing, of even date with these presents,  
well and truly indebted to Mrs. Bertha C. Bowen

in the full and just sum of Four Thousand and no/100 (\$ 4,000.00) Dollars to be paid One (1) year from date

with interest thereon from date at the rate of 7% per centum per annum, to be computed and paid annually

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 of 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 J. Rufus Armstrong, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mrs. Bertha C. Bowen

according to the terms of the said note, and also in consideration of the further sum of three Dollars, to me the said J. Rufus Armstrong in hand well and truly paid by the said Mrs. Bertha C. Bowen

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

Mrs. Bertha C. Bowen, her heirs and assigns

Tract No.1: All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, Dunklin Township, consisting of 39 7/8 acres, more or less, being in two tracts and described as follows:

Tract No. 1 containing 35 acres, more or less, known as tract No.4 of the J.W.Sullivan lands and having the following metes and bounds, to-wit:- BEGINNING at a hickory and running thence S. 66 3/4 W. 10.34 to a stone; thence S. 22 1/2 E. 9.40 to a stone; thence S. 40 E. 3.36 to a pine stump; thence S. 50 E. 28.00 to a post oak; thence N. 7 1/2 E. 10.00 to a stone; thence N. 45 E. 18.85 to a stone; thence N. 30 E. 11.15 to the beginning corner. Bounded by lands of Belton Sims, lands of Anna Thomason Est., Elmer Smith, et al. Being the same tract as conveyed to R. L. Sims by Emma E. Sullivan by deed recorded in R.M.C. Office in Deed Book 6 at page 254, and being conveyed to Rufus Armstrong by R. L. Sims by his deed dated January 20, 1943, and recorded in the R.M.C. Office for Greenville County in Deed Book 250 at page 297.

Tract No. 2 containing 4 7/8 acres, more or less, and being described as follows: BEGINNING on road, thence with road S. 82 1/2 E. 5.40 to a stone; thence N. 61 E. 4.35 to stone; thence N. 71 1/2 W. 12.15 to stone; thence S. 27 1/2 E. 6.16 to the beginning corner. Bounded by land of Belton Sims, Mrs. Anna Smith, B.H. Richardson, the first described tract hereinbefore referred to as tract No. 1, and others. This being the same tract of land conveyed to R. L. Sims by deed of Emma E. Sullivan on May 14, 1918, and conveyed to Rufus Armstrong by R. L. Sims by his deed dated January 20, 1943, and recorded in the R.M.C. Office for Greenville County in Deed Book 250 at page 297.

Tract No.2: All that piece, parcel or tract of land situate in the County and State aforesaid, Oaklawn Township, containing 28 1/2 acres, more or less, and bounded by the lands of Newton Sims, et al, and lying on Reedy River; being part of the land conveyed to William Sims by Hewlett Sullivan and having the following metes and bounds, to-wit:- BEGINNING at a stake at the corner of Newton Sims lands and running thence S. 14 E. 6.25 to a stone; thence S. 46 E. 4.88 to a stone; thence N. 76 E. 4.76 to a stone; thence N. 56 1/2 E. 21.75 to an ash on Reedy River; thence up the river to a stake on Newton Sims land; thence S. 32 1/2 W. 16.20 to a stone; thence S. 71 1/2 W. 5.00 to a stone, the beginning corner.

Also, all that certain piece, parcel or tract of land containing 31 1/2 acres, more or less, in Oaklawn Township, County and State aforesaid, lying on south side of Reedy River and having the following metes and bounds: BEGINNING at a stone X30M; thence N. 34 1/2 E. 16.00 to Reedy River; thence up the meander of said river about 73 chains to the mouth of a branch; thence S. 4 W. 2.15 to a stake 3 XNM; thence N. 62 1/2 E. 1.40 to a stone 3 XOM (originally a W.O.); thence N. 73 1/2 E. 13.25 to the beginning corner and more fully described and represented by a plat made by Wm.F. Lee Surveyor, dated October 10, 1918, reference thereto being had will more fully appear. The same being part of the lands formerly known as the Hopkins land bounded by the lands of J. Ben Thomaso Newton Sims and others, and being the same land conveyed to J. R. Armstrong by M.L. Ashmore, D.T.C by his deed dated May 3, 1945, and recorded in the R.M.C. Office for Greenville County in Deed Book 278 at page 89.

Tract No.3: All that piece, parcel or lot of land in Dunklin Township, Greenville County, State of South Carolina, consisting of 3 tracts of land, all joining, and containing 100 acres, more or less, and being the same conveyed to me as follows: Deed of A. J. Mattison bearing date of Dec. 20, 1904, and of record in the R.M.C. Office for Greenville County, S.C. in Deed Book NNN, at page 677, conveying 32 acres, more or less; deed of William Sims bearing date of January 28, 1904, conveying 68 acres, more or less; and deed of J. R. Armstrong bearing date of January 28, 1904, conveying 0 acres, more or less.

*Handwritten notes:*  
The within mortgage has been paid and the amount of \$4,000.00 has been paid to Mrs. Bertha C. Bowen on 3/15/45.  
J. Rufus Armstrong  
Mrs. Bertha C. Bowen

**PAID AND CANCELLED OF RECORD**  
5 DAY OF APRIL 1945  
GREENVILLE COUNTY, S.C.  
M. NO. 7652