



JUN 19 10 41 AM 1952

State of South Carolina } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

I, Boyce E. Smith, Sr., of Greenville, S. C., SEND GREETINGS:

WHEREAS, I the said Boyce E. Smith, Sr.,

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Eleven Thousand and No/100 - - - - - (\$ 11,000.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Sixty-Nine and 60/100 - - - - - (\$ 69.60) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said Boyce E. Smith, Sr.,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me,

the said Boyce E. Smith, Sr., in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Butler Township, on the northwest side of the Spartanburg Road, and being a portion of Tract No. 5, of the property of the J. F. Freeman estate as recorded in the R. M. C. office for Greenville County in Plat Book G, at page 253, and having, according to a survey thereof made on July 19, 1952 by J. L. Hunter and R. K. Campbell, the following metes and bounds to-wit:

"BEGINNING at an iron pin on the northwest side of the Spartanburg Road at the corner of property now or formerly belonging to Alvin B. Hood, and running thence along the line of his property, N. 11-00 W. 805.8 feet to an iron pin and stone; thence continuing along the line of the Hood property and the property of C. P. Odom, N. 17-45 W. 317.4 feet to an iron pin in line of property now or formerly belonging to Ethel Jones; thence along the line of that property, N. 63-30 E. 118.6 feet to an iron pin at the corner of property of Lamont V. Stokes; thence along the line of that property, S. 17-22 E. 1095.4 feet to an iron pin at the corner of said lot on the northwest side of said Spartanburg Road; thence along the line of said road, S. 62-23 1/2 W. 217.65 to the beginning corner."

The above described lot is the same as conveyed to Boyce E. Smith, Sr., and Helen Cunningham Smith by deed of P. D. Cunningham, dated July 25, 1952, and re-