

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

BOOK 1339 PAGE 790

To All Whom These Presents May Concern:

I, C. Alvin Smith, Jr.

SEND GREETING:

WHEREAS, I the said C. Alvin Smith, Jr.

in and by my certain promisory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Eight Thousand Five Hundred and No/100 ----- (\$ 8,500.00) Dollars, with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of One Hundred Twenty Four and 53/100 --

----- (\$ 124.53) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said C. Alvin Smith, Jr. in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagee, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Highland Township, located about ten miles North from Greer, S. C., on the Northern side of Jug Factory Road and being shown on plat of property made for C. Alvin Smith, Jr., by H. S. Brockman, surveyor, dated April 30, 1975 and having the following courses and distances, to wit:

Beginning at a nail and cap in the center of Jug Factory Road, corner of Marvin Ross and running thence with Marvin Ross N. 1-45 E., 146 feet to pin at corner of property of Charles A. & Elizabeth Smith (C. Alvin Smith Sr.); thence with their line S. 68-17 W., 110 feet to pin; thence still with their line S. 2-26 E., to center of Jug Factory Road; thence with the center of said road N. 66-40 E., 100 feet to the beginning corner. Bounded on the North West by C. Alvin Smith, Sr., on East by Marvin Ross and on the South by said road.

Property subject to road right of way.

This is a part of the same conveyed to Charles A. & Elizabeth P. Smith by T. Irving Forrester by deed recorded in deed book 814 page 209, Greenville County R. M. C. Office.

This is the same conveyed to me by Charles A. Smith, Sr. and Elizabeth P. Smith by deed dated May 16, 1975 to be recorded in the R. M. C. Office for Greenville County.



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