

State of South Carolina

County of Greenville

FILED GREENVILLE CO. S. C.

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We, Sterling L. Smith and Phebe H. Smith

R. M. C.

SEND GREETING

WHEREAS, we the said Sterling L. Smith and Phebe H. Smith

and by our certain promissory note in writing, of even date with these presents well and truly indebted to The Peoples National Bank of Greenville, Greenville, S. C.

in the full and just sum of Fifteen Thousand \$ 15,000.00 DOLLARS, to be paid at said bank in Greenville, S. C., together with

interest thereon from date hereof until maturity at the rate of four & one-half (4 1/2) % per centum per annum, said principal and interest being payable in monthly

installments as follows: Interest only to be paid on December 1, 1948, January 1, 1949 and February 1, 1949 and beginning on the 1st day of March, 1949, and on the 1st day of each month

of each year thereafter the sum of \$ 279.65, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of January

1954 and the balance of said principal and interest to be due and payable on the 1st day of February

1954 the aforesaid monthly payments of \$ 279.65 each are to be applied first to interest at the rate of four & 1/2 (4 1/2) % per centum per annum on the principal sum of \$ 15,000.00

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 we the said Sterling L. Smith and Phebe H. Smith

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Peoples National Bank of Greenville according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us the said Sterling L. Smith and Phebe H. Smith

in hand and truly paid by the said The Peoples National Bank of Greenville 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 Peoples National Bank of Greenville, its successors and assigns, the following described property:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the southwest side of Altamont Road in Paris Mountain Township, Greenville County, S. C., containing 3.65 acres and having according to a survey made by Pickell and Pickell, Engineers, June 18, 1948, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Altamont Road (formerly old Hotel Road) at the intersection of said Road with the southerly side of roadway or entrance drive leading to Radio Station WFBC (formerly property of Piedmont Realty Corporation); thence along the southerly side of said entrance drive, N. 56-00 W. 60 feet to an iron pin; thence S. 59-32 W. 375 feet to an iron pin; thence S. 89-37 W. 203 feet to an iron pin; thence S. 22-00 E. 366 feet to an iron pin; thence N. 59-50 E. 383 feet to an iron pin; thence continuing along same course N. 59-50 E. 250 feet to an iron pin; on the westerly side of Altamont Road; thence with the westerly side of said Road as the line N. 31-00 W. 198 feet to the beginning.

The plat mentioned above is recorded in the R. M. C. Office for Greenville County in Plat Book T, page 53.

This is the same property conveyed to us by deed of Henry G. Crooks and Hazel S. Crooks dated June 28, 1948, and recorded in the R. M. C. Office for Greenville County in Vol. 351, page 263.

Handwritten notes at the bottom of the page, including "Paid and collected in full the Sept 30, 1950" and "The Peoples National Bank".