

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Leonard A. Smith and Margaret S. Smith SEND GREETING:

WHEREAS, we the said Leonard A. Smith and Margaret S. Smith in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Fifteen Hundred----- (\$ 1500.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Twenty-four & 00/100----- (\$ 24.00) 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 we the said Leonard A. Smith and Margaret S. Smith, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & 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 us the said mortgagor, 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, in Chicks Springs Township, State and County aforesaid, about one mile south from Taylors, lying on the western side of the Taylors-Brushy Creek Road, being bounded on the north by lot of John Luther Charping, on the east by the said road, and on the south and west by lands of S. S. Hammett, and having the following courses and distances to wit:

BEGINNING at a point in the center of said Road, joint corner of John Luther Charping old lot, and runs thence with the Charping line S. 57-45 W. 24 feet to an iron pin on the Western bank of the road, then continuing with the same course for a total distance of 307.5 feet to an iron pin west from Branch, joint corner of the old Charping lot; thence with a new line S. 37-00 E. 100 feet to an iron pin west from the Branch; thence another new line N. 57-15 E. 280 feet to a point in the said Taylors-Brushy Creek Road (iron pin back on line at 24 feet); thence with the said road N. 21-45 W. 100 feet to the beginning corner, and containing sixty-seven one hundredths (0.67) of one Acre, more or less., being the same piece, parcel and tract of land conveyed to us by Deed by Mrs. J.H. Alewine, C. W. Alewine, and Ansel Alewine, said Deed dated January 25, 1950, and recorded in office of R.M.C. for Greenville County in Book 404, page 37.

Said Jan 13, 1956
Citizens B & L Association, Greer, S.C.
W.A. Medlock
Secy. Treas.
Witness
Elna J. White

30 Jan 56
Ollie Amos Smith
130 P 2671