

BOOK 533 PAGE 144

THE STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

JUL 24 12 20 PM 1952

THE FARMWORKS  
R.M.C.

To All Whom These Presents May Concern:

I, Talmage Green, Jr., of Greenville County, S. C., SEND GREETING:

Whereas, I, the said Talmage Green, Jr.,  
in and by my certain promissory note in writing, of even date with these  
Presents, am well and truly indebted to W. A. Smith,

in the full and just sum of THREE HUNDRED And no/100 (\$300.00) DOLLARS,  
to be paid as follows: One Hundred Fifty (\$150.00) Dol-  
lars on December 24th, 1952; and One Hundred Fifty (\$150.00) Dollars on  
June 24th, 1953,

with interest thereon from date  
at the rate of Six per centum per annum, to be computed and paid semi-annually,

until paid in full: all interest not paid when due to bear  
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 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 I, the said Talmage Green, Jr.,  
in consideration of the said debt and  
sum of money aforesaid, and for the better securing the payment thereof to the said W. A. Smith,  
according to the terms of the said note, and also in  
consideration of the further sum of Three Dollars, to me, the said Talmage Green, Jr.,  
in hand well and truly paid by the said W. A. Smith,

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 W. A. Smith, his  
heirs and assigns,

All that piece, parcel or lot of land in Austin Township,  
Greenville County, State of South Carolina, located on the southern  
side of Public Road, about Two (2) miles east of the Town of Mauldin,  
S. C.; adjoining lands of W. R. Corn and other lands of Florrie L.  
Smith, and having according to a survey and plat made by E. E. Gary,  
Surveyor, on May 5, 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Road near  
grave yard, and running thence, S. 20 E. 1.70 chains to an iron pin;  
thence along line of W. R. Corn, S. 22 1/2 W. 4.18 chains to an iron pin;  
thence N. 21 1/2 W. 5.42 chains to an iron pin on southern side of Road;  
thence along the southern side of Road, N. 83 E. 3.03 chains to the  
beginning corner, and containing One (1) acre, more or less.

This is the same property conveyed to me by Florrie L. Smith  
by deed dated June 4, 1948, recorded in Vol. 370 at page 265 in the  
R. M. C. office for Greenville County.

There is located on the above described property a three-room  
frame residential building and other improvements.

This is a first mortgage over the above described property,  
and there are no other mortgages, judgments, nor other liens or encum-  
brances over or against said property prior to this mortgage.