

MORTGAGE OF REAL ESTATE

State of South Carolina

GREENVILLE CO. S.C.

COUNTY OF GREENVILLE

FEB 2 12 41 PM 1960

OLLIE F. FAIRBANKS
R.M.C.

To All Whom These Presents May Concern:

I, Louise D. Smith

SEND GREETING:

WHEREAS, I the said Louise D. Smith

in and by my certain promissory 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 Two Thousand and no/100 - - - - - (\$ 2,000.00) 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

Thirty-one and 66/100 - - - - - (\$ 31.66) 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 Louise D. 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 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 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, Greenville Township, about two miles Southwest of the City of Greenville, in the vicinity of "Fallis" and being, all of Lot No. 1 as shown by a plat made by G. A. Ellis, Surveyor, February 21, 1940, and having the following metes and bounds, to wit:-

BEGINNING at corner of Bradley Street and White Circle Drive and running thence with White Circle Drive N. 43-15 E. 110 feet to corner of Lot No. 2; thence N. 20-30 W. 100 feet to an iron pin at corner of Lot No. 8; thence along the line of said Lot No. 8, S. 63-30 W. 105 feet to an iron pin on Bradley Street; thence along said Bradley Street S. 24 E. 135 feet to the beginning corner. This is the same lot of land conveyed to me by Noah L. Smith by Deed recorded in R. M. C. Office for Greenville County in Vol. 364, page 41.

ALSO: All that piece, parcel or lot of land in Greenville County, Greenville Township, and being known and designated as Lots Nos. 27 and 28 on Carlton Avenue of the property of Fallis Realty Company on a plat made by W. M. Rast, Engineer, March 1929, and recorded in R. M. C. Office for Greenville County in Plat Book H at pages 145-146, and having according to said plat, the following metes and bounds, courses and distances, to wit:-

BEGINNING at a point on Carlton Avenue at the joint front corner of Lots Nos. 26 and 27 and running thence with the line of Lot No. 26 S. 65 E. 200 feet to the joint rear corner of Lots Nos. 26 and 27; thence S. 35 W. 50 feet to the joint rear corner of Lots Nos. 28 and 29; thence with the line of Lot No. 28, N. 65 W. 200 feet to a point on Carlton Avenue; thence with Carlton Avenue, S. 35 E. 50 feet to the point of beginning and being the same property conveyed to Noah L. Smith by William Henry George, Jr. by deed dated the 4th day of April, 1951, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 432, page 51.

This is the same property conveyed to me by Noah L. Smith by deed dated May, 1959, recorded in Book 623, page 167.

Paid June 21, 1971 date

Citizens B&L Association

Greer, S. C.

H.A. Medlock Pres. & Secy. Treas.

Witness Maurice T. Belue

SATISFIED AND CANCELLED OF RECORD

22 DAY OF June 1971

Ollie Fairbanks

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:37 O'CLOCK A.M. NO. 31196