Vol. 73

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 84789

THE STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I W. L. Smith of the City of Greenville in the County and State aforesaid SEND GREETING:

WHEREAS, I, the said W. L. Smith in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to L. S. McSwain in the full and just sum of Four Hundred Fifty ($450.00) Dollars, to be paid Five years after date with interest thereon from date at the rate of 8 per cent. per annum to be computed and paid annually until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then 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, said note further providing for an attorney's fee of ten per cent (10%) besides all costs and expenses of collection, to be added to the amount due on said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, That I the said W. L. Smith in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said L. S. McSwain according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said W. L. Smith in hand well and truly paid by the said L. S. McSwain 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 L. S. McSwain, her heirs and assigns forever, All that piece, parcel or lot of land situate, lying and being just outside the incorporate limits of the City of Greenville, South Carolina, being known and designated as Lot #24 on plat of Suburban Land Company of what is known as Sans Souci Villa, and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on West side of Brockman avenue, joint corners of Lots Nos. 24 and 25 and running thence North with line of Lot #25 N. 57-25 West 169 feet to an iron pin; thence S. 24-42 W. 84 feet to corner of Lots Nos. 23 and 24; thence with line of Lot No. 23 S. 57-25 E. 192 feet to iron pin on Brockman avenue; thence N. 10-30 E. 91 feet to beginning corner. This being the same lot conveyed to me by W. A. Martin by deed dated September 27, 1917, and recorded in Vol. 43 page 185, R. M. C. Recorder for Greenville County and I hereby represent that the fee-simple title to said lot is in me and that there are no mortgages, judgments or other incumbrances or liens thereon.

This Mortgage satisfied in Full this 25 day of October 1919
W. L. Smith
L. S. McSwain
Witness
Chas. R. Bates

For value received I hereby assign, sell, transfer and assign the within note and the mortgage securing the same to A. Ben Bon, attorney
Oct. 25th 1919.
L. S. McSwain
Witness
Chas. R. Bates
As the act and deed of the mortgagee herein I have signed my name and have caused the seal of the mortgagee to be affixed hereunto this 25th day of October 1919
L. S. McSwain
Witness
Chas. R. Bates
Notary Public, S. C.