

MORTGAGE OF REAL ESTATE—G.R.E.M. 1

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
We, I. J. Smith and Ethel C. Smith

SEND GREETING:

WHEREAS, we, the said I. J. Smith and Ethel C. Smith

in and by our certain promissory note in writing, of even date with these presents X well and truly indebted to Citizens Lumber Company, a corporation

in the full and just sum of Three Thousand & No/100 (\$3,000.00) Dollars to be paid: \$30.00 on the 22nd day of October, 1943, and \$30.00 on the 22nd day of each succeeding month thereafter until paid in full; payments to be first applied to interest, balance to principal,

with interest thereon from date at the rate of six (6%) semi-annually monthly, as above stated, per cent. per annum, to be computed and paid 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, 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 (10%) per cent of the amount due thereon

besides all costs and expenses of collection, to be added to the amount due on said note and 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, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and

its successors and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid,

being all those two certain lots of land situate at the southeastern intersection of O'Neal Street, and Henderson Street being Lots Nos. 35 and 36 on plat of City View, recorded in Plat Book A, Page 460, and being more particularly described by metes and bounds, as follows:

Beginning at an iron pin, corner of the intersection of O'Neal Street and Henderson Street, and running thence along the southern side of O'Neal Street, S. 89-30 E. 155 feet to iron pin, corner of Lot No. 22; thence with the rear line of Lots Nos. 22 and 23, S. 00-30 W. 100 feet to iron pin, corner of Lot No. 34; thence with line of said lot, N. 89-30 W. 155 feet to iron pin on the eastern side of Henderson Street; thence with the eastern side of Henderson Street N. 00-30 E. 100 feet to the point of beginning; said premises being the same conveyed to the mortgagor by R. O. Wagner by deed to be recorded herewith.

*Handwritten:* Paid 12-31-44  
Citizens Lumber Co  
By J. A. Price, Pres.

*Handwritten:* Witnesses  
Jesse H. Rembert  
James E. Hester

**RECORDED AND CANCELLED OF RECORD**  
DAY OF JANUARY 1945  
J. A. Price  
P.M.C. FOR GREENVILLE COUNTY, S.C.  
AT 9.52 A.M. BOOK 411, PAGE 45