

FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE

FILED
GREENVILLE CO. S. C.

State of South Carolina

JUL 20 11 39 AM 1949

MORTGAGE OF REAL ESTATE

CITY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Oliver Smith, of Greenville County SEND GREETING:

whereas I, the said Oliver Smith

in and by MY certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of ONE THOUSAND, FIVE HUNDRED AND NO/100 - - (\$ 1,500.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of FIFTEEN AND NO/100 - - - - - (\$ 15.00) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside 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 said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said Oliver Smith

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me,

the said Oliver Smith

in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Grove Township on both sides of a county road about 3 miles from Piedmont, containing 21.60 acres, more or less, being known and designated as Tract No. 2 of the property of J. C. Porter and Oliver Smith, as shown on plat thereof made by W. J. Riddle, Surveyor, October, 1948, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the center of the county road leading from Piedmont to Waycross Church at the corner of Tract No. 1, and running thence along the line of Tract No. 1, N. 20-00 W. 1,993 feet in the center of a branch; thence along said branch, S. 85-30 W. 322 feet to an iron pin at the corner of property now or formerly belonging to Owens; thence along the line of that property, S. 13-30 E. 2,057 feet to an iron pin on the South side of the aforesaid county road; thence on a line along said county road, N. 66 E. 293 feet to a stake near the North side of said road; thence still along said road, N. 88-30 E. 182.1 feet to an iron pin near the South side of said road; thence along the line of property now or formerly belonging to Jenkins, S. 55-30 E. 139.9 feet; thence S. 16-30 E. 313 feet to a stake in line of property now or formerly belonging to Henderson; thence along the line of that property, N. 50-42 E. 368 feet to an iron pin at the corner of Tract No. 1;

C. W. Jones, Jr.
W. J. Riddle
July 20, 1949