



RECORDED
GREENVILLE COUNTY, S. C.
FEB 8 10 54 AM 1952

State of South Carolina }
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Eva T. Smith, of Greenville County, SEND GREETING:

WHEREAS, I the said Eva T. 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 Three Thousand, Two Hundred and No/100 - - (\$ 3,200.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of Thirty-Two and No/100 - - - - - (\$ 32.00) 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, Eva T. 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 Eva T. 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 Chick Springs Township, being known and designated as Lot No. 2 of the property of Eva T. Smith made by W. A. Hester and recorded in the R. M. C. office for Greenville County in Plat Book I, at page 152, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Eastern side of Hall Road at the corner of Lot No. 3, and running thence with the line of Lot No. 3, S. 59-45 E. 132 feet to an iron pin; thence N. 24 E. 226.2 feet to an iron pin, corner of Lot No. 1; thence with the line of Lot No. 1, N. 70 W. 160 feet to an iron pin on Hall Road; thence with the eastern side of Hall Road, in a southerly direction, 211 feet to the corner of Lot No. 3, the point of beginning, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being a portion of the property conveyed to Eva T. Smith and E. W. Smith by M. P. Hall by his deed dated February 14, 1940 and recorded in the R. M. C. office for Greenville County in Vol. 218, at page 229, the said E. W. Smith having conveyed his undivided one-half interest in said property to Eva T. Smith by deed dated August 7, 1940 and recorded in the R. M. C. office for Greenville County in Vol. 224, at page 360."

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Ollie Farnsworth

PAID SATISFIED AND CANCELLED
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
Of Greenville, S. C.

Witness:
William W. Boring
C. W. Scader, Jr.
Asst. Vice President
August 16, 1954