

The State of South Carolina,

APR 27 3 33 PM 1954

County of Greenville

OLLIE FARNSWORTH  
R. M. C.

To All Whom These Presents May Concern:

MARGARET CLARK SMITH

SEND S GREETING:

Whereas, I, the said Margaret Clark Smith hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Thomas B. Cooper hereinafter called the mortgagee(s), in the full and just sum of Three Thousand Six Hundred Eighty and 08/100 ----- DOLLARS (\$ 3,680.08 ), to be paid as follows:

The sum of \$76.66 to be paid on the principal on the 15th day of May 1954, and the sum of \$76.66 on the 15th day of each month thereafter up to and including the 15th day of March 1958 and the balance of the principal then remaining to be paid on the 15th day of April 1958.

with interest thereon from maturity at the rate of Five (5%) monthly percentum per annum, to be computed and paid 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; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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, Thomas B. Cooper, his heirs and assigns, forever:

All those lots of land situate on the Northeast side of S. C. Highway No. 276 (also known as the Greenville-Laurens Road), near the Town of Mauldin, in Austin Township, Greenville County, South Carolina, being shown as Lots 21, 22 and 23 and a strip 40 feet in width lying Northeast of and adjacent to the rear of Lot 22 and a strip 40 feet in width lying Southeast of and adjacent to Lots 22 and 23 on plat of Property of Thomas B. Cooper, made by W. J. Riddle, Surveyor, April 1948, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "T", at pages 299 and 300, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of S. C. Highway No. 276 at joint front corner of Lots 19 and 21, and running thence along the line of Lots 19 and 20, N. 51-24 E. 460.4 feet to an iron pin on the Northeast edge of a proposed 40 foot road in the edge of the right of way of C. & W.C. Railroad; thence along the Southwest edge of the C. & W.C. Railroad right of way 110 feet more or less to an iron pin at the rear corner of Lot 24; thence along the Southeast edge of said proposed 40 foot road and along the line of Lot 24, S. 33-18 W. 424 feet to an iron pin on the Northeast edge of S. C. Highway No. 276; thence along the Northeast edge of said Highway N. 49-50 W. 165.7 feet to an iron pin; thence continuing along the Northeast side of said Highway N. 44-05 W. 100 feet to the beginning corner.

The strip 40 feet in width lying at the rear of Lot 22 and the strip 40 feet in width lying Southeast of and adjacent to Lots 22 and 23 mentioned above lie within the boundary of a proposed 40 foot road and are

*Paid + satisfied in full this 4th day of March, 1954.*

*Thomas B. Cooper*

*not: Municipal ...*