

State of South Carolina, }

County of GREENVILLE

MORTGAGE OF REAL ESTATE

JUL 1 4 34 PM 1954

To All Whom These Presents May Concern:

I, W. Dennis Smith

SEND GREETINGS:

WHEREAS, I the said W. Dennis Smith

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just

sum of FIFTY-FIVE HUNDRED and no/100 (\$ 5,500.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

FIFTY-FIVE and no/100 (\$ 55.00) Dollars upon the first

day of each and every calendar month hereafter 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 a ten per cent attorney's fee 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 said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said W. Dennis Smith

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to me the said

W. Dennis Smith

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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, about two miles North of the Town of Greer, on the East side of a new cut road that leads from the Ballenger Road to the Greer-O'Neal Road, in O'Neal Township, and being known and designated as lot no. Four (4) of the W. Dennis Smith property as shown on plat prepared by H. S. Brockman, Surveyor, dated July 29, 1952, and having the following courses and distances to-wit: Beginning at a Stake on the Eastern edge of said new cut road, joint front corner of lots nos. 2 and 4 as shown on said plat, and running thence with the common line of said two lots N.83-40 E.199.5 feet to a Stake, thence S.22-53 E.200 feet to a Stake, thence S.82-53 W.209.7 feet to a Stake on the East side of said new cut road, thence with the East side of said new cut road N.19-45 W.200 feet to the beginning point. Bounded on the North by lot no. 2 as shown on said plat, on East by lands of unknown parties, on South by lot no. 6 as shown on said plat, and on West by said new cut road. Part of this above described lot was conveyed to mortgagor herein by B. A. Bennett and Manley B. Jones, as Executors of the Estate of E. W. Jones by deed recorded in the R. M. C. Office for said County in Deed Book 450, page 89; and the balance of the above described lot was conveyed to mortgagor herein by Herman J. Bruce and Corrie J. Staton by deed recorded in said office in Deed Book 459, page 172. For a more particular description see the aforesaid plat, which has been recorded in said office in Plat Book T, page 452.