

State of South Carolina,)

MORTGAGE OF REAL ESTATE

County of Greenville

To All Whom These Presents May Concern:

I, J. L. Arms SEND GREETINGS:WHEREAS, I the said J. L. Armsin 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 justsum of FIFTY-EIGHT HUNDRED and no/100----- (\$ 5,800.00) Dollars,with interest at the rate of six (6 %) per centum per annum, to be repaid in installments ofFifty-eight and no/100----- (\$ 58.00) 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 J. L. Arms

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 saidJ. L. Arms

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, on the South side of State Highway no. 101 about three miles Northwest of Greer, and being known and designated as lot no. Three (3) of the W. Dennis Smith property as shown on plat prepared by H. S. Brockman, Registered Surveyor, dated April 6, 1955 and having the following courses and distances, to-wit: Beginning at the joint front corner of lots nos. 3 and 2 as shown on said plat and running thence S.22-30 W.190 feet to a Stake, thence S.61-22 E.91 feet to a Stake, thence N.22-30 E.190 feet to a Stake on South side of said highway, thence with the South side of said highway N.61-22 W.91 feet to the beginning point. Bounded on the North by State Highway no. 101, on East by lands now or formerly owned by Pearl B. Stone, on South by lot no. 6 as shown on said plat, and on West by lot no. 2 as shown on said plat. This being a part of the property which was conveyed to W. Dennis Smith by Pearl B. Stone by deed dated April 11, 1955 and which deed will be recorded forthwith in the R. M. C. Office for said County. And being the same property which was conveyed to mortgagor herein by W. Dennis Smith by deed dated September 16, 1955, which deed will be recorded forthwith in said R. M. C. Office. For a more particular description see the aforesaid plat which will be recorded forthwith in said office.