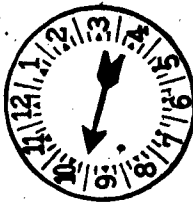


27902

FILED

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Mrs. Ollie Farnsworth
R. M. C.

BOOK 696 PAGE 423

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

WHEREAS John H. Smith and wife, Rosa Lee H. Smith of Greenville County, S. C.

hereinafter referred to as first party (whether one or more persons) is indebted to GRAMCO, INCORPORATED of Mecklenburg County, N. C.

herein after referred to as second party, for repairs and improvements to the hereinafter described property pursuant to contract, the complete performance of which by second party is hereby acknowledged by first party, in the sum of NINE HUNDRED FORTY-NINE and 32/100 (\$949.32) Dollars,

for which first party has executed and delivered to second party his note in said amount, of even date herewith, payable in monthly installments of 26.37 Dollars on the 29TH day of each month hereafter until the said indebtedness shall be fully paid, with interest from maturity at 6% per annum, as in and by the said note, reference thereunto being had, will more fully appear.

NOW, KNOW ALL MEN, that in consideration of the premises and for the better securing the payment of said debt according to the conditions of said note and also in consideration of \$3.00 paid by second party to first party, receipt of which is hereby acknowledged, first party has granted, bargained, sold and released and by these presents does grant, bargain, sell and release to second party, his heirs and assigns, all that certain lot of land, together with the improvements thereon, situated in or near the

City of Fountain Inn, County of Greenville State of South Carolina, ~~being~~
~~Improved property owned and occupied by Mortgagers, being Lot No. 2 as shown on a plat~~
~~entitled "Subdivision of The Residential Properties of Perk Sheals, S. C. of Riegel~~
~~Textile Corporation and being known as No. 35 Lickville Road.~~
~~being the property described~~
in deed from Ware Sheals Community Foundation, Inc.

to first party, dated May 1, 1954, and recorded in the office of the Clerk of Court for Greenville County

in Deed Book 499 at page 152, together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the said premises unto the said second party, his heirs and assigns, forever; and first party hereby binds himself and his heirs, executors and administrators to warrant and forever defend all and singular the said premises unto second party, his heirs and assigns, from and against himself and his heirs, executors, administrators, assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

And it is agreed by and between the said parties that in case of default in payment of any installments as herein provided the whole amount of the debt secured by this mortgage shall immediately become due and payable at once, and that in case of foreclosure of this mortgage the second party shall recover of the first party a reasonable sum as attorney's fee, which shall be secured by this mortgage and shall be included in judgment of foreclosure.
PROVIDED ALWAYS, NEVERTHELESS, if the first party shall pay the aforesaid debt, with interest thereon, if any be due, according to the terms of said note, then this mortgage shall be utterly null and void.

WITNESS the hand and seal of the first party this 29 day of Oct, 1956.

Signed, Sealed, and Delivered in the presence of:
John H. Smith (SEAL) First Party
Rosa Lee H. Smith (SEAL) First Party
Juanita Sullivan Witness
Evelyn King Witness
First Party (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville JUANITA SULLIVAN
PERSONALLY APPEARED before me JOHN H. SMITH AND WIFE, ROSA LEE H. SMITH
and made oath that he saw the within named THEIR
first party, sign, seal, and as THEIR act and deed, deliver the within
written Deed, and that EVELYN KING
witnessed the execution thereof.

SWORN to before me this 29 day of Oct, 1956
Evelyn King (SEAL) Notary Public for South Carolina
Juanita Sullivan Witness

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
I, MRS. EVELYN KING, Notary Public of South Carolina, do hereby certify unto all whom it may concern, that Mrs. ROSA LEE H. SMITH, wife of the within named JOHN H. SMITH, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named second party, his heirs and assigns, all her interest and estate and also all her right and claim of dower of, in, or to all and singular the premises within mentioned and released.

Given under my hand and seal this 29 day of Oct, 1956
Evelyn King (SEAL) Notary Public for South Carolina
Rosa Lee H. Smith Wife

Recorded November 7th, 1956, at 9:30 A.M. #27902

Get Evelyn King's Seal to be in Book 696 Page 423