

STATE OF SOUTH CAROLINA }
~~COUNTY OF GREENVILLE~~
GREENVILLE COUNTY

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.
JUN 9 9 30 AM 1959
OLLIE F. ...
SEND GREETINGS:

To All Whom These Presents May Concern:

I, W. Dennis Smith

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 FOUR THOUSAND and no/100--- (\$ 4,000.00) Dollars, with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

Forty and no/100--- (\$ 40.00) 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, near Milford Baptist Church, in O'Neal Township, about four miles Northwest of Greer, on the North side of the Milford Baptist Church Road, containing Thirteen and 11/100 (13.11) acres, more or less, and having the following courses and distances, to-wit: Beginning at an Iron Pin in said road at the joint front corner with the J. H. Grant property, and running thence with the J. H. Grant property line N.15 W.150 feet to an Iron Pin, thence with J. H. Grant property line N.22 W.317 feet to an Iron Pin, thence continuing with the J. H. Grant property line N.45-20 E.272 feet to an Iron Pin, thence with the J. H. Grant property line N.63-30 E.456 feet to a point on the Mrs. S. Kirby property line, thence with the Mrs. S. Kirby property line N.48-15 W.1158 feet to a Stake, thence S.23-10 W.70 feet to a Stake on the Ellis Rollins line, thence with the Ellis Rollins line S.6-15 E.1443 feet to an Iron Pin at the rear corner of the Wallace Tate et ux lot, thence with the Tate property line N.86-20 E.75 feet to an Iron Pin at a corner of the Tate lot, thence with the Tate property line S.6-15 E.150 feet to an Iron Pin in said road, thence with said road N.85-45 E.218.5 feet to the beginning point. Bounded by the Milford Baptist Church Road, and by lands now or formerly owned by J. H. Grant, Mrs. S. Kirby, Commission of Public Works of City of Greer, Ellis Rollins, Wallace Tate et al. This being the same property which was conveyed to Nathan F. Clayton and Viola S. Clayton by D. E. Camp by deed recorded in the R. M. C. Office for said County in Deed Book 457, page 314, LESS a .04 of an acre lot which Nathan F. Clayton and Viola S. Clayton conveyed to Commission of Public Works of the City of Greer by deed recorded in said