

MAR 24 30 PM 1961

State of South Carolina

County of Greenville

ALLISTER G. SMITH

SEND GREETING:

WHEREAS, I the said Allister G. Smith

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Central Realty Corporation in the full and just sum of Twenty-four Thousand Seven Hundred and No/100ths (\$24,700.00) DOLLARS, to be paid in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six (6%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of May, 1961, and on the 1st day of each succeeding month of each year thereafter the sum of \$ 159.16 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of March, 1986, and the balance of said principal and interest to be due and payable on the 1st day of April, 1986; the aforesaid monthly payments of \$ 159.16 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$24,700.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, including any past due taxes or insurance premiums, the same shall bear simple interest from the date of such default until paid at the rate of six per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 promises to pay all costs and expenses including ten (10%) per cent. of the indebtedness as attorneys' 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 Allister G. Smith

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Central Realty Corporation according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said Allister G. Smith in hand and truly paid by the said Central Realty Corporation

at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Central Realty Corporation

All that certain piece, parcel or lot of land situate, lying and being on the Western side of Lake Forest Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the major portion of Lot No. 48 as shown on a plat prepared by Piedmont Engineering Service, dated July 15, 1953, entitled "Section Two, Stone Lake Heights" recorded in the R.M.C. Office for Greenville County in Plat Book W at page 87, and having, according to a more recent plat prepared by Piedmont Engineering Service, dated February 28, 1961, entitled "Property of Allister G. Smith" recorded in the R. M. C. Office for Greenville County in Plat Book VV at page 37, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Lake Forest Drive at the joint front corner of Lots Nos. 47 and 48, and running thence with the line of Lot No. 47 N. 78-48 W. 194.3 feet to a point on the Eastern edge