

AUG 13 12 26 PM 1965

BOOK 1004 PAGE 215

The State of South Carolina,
COUNTY OF Greenville

OLLE F. B. WORTH
R. M. C.

HOMER N. SMITH

SENDS GREETING:

Whereas, I, the said Homer N. Smith

hereinafter called the mortgagor, in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to MARY T. COX

hereinafter called the mortgagee, in the full and just sum of Nine Hundred And No/100-----

-----DOLLARS (\$ 900.00), to be paid at ~~at~~ Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of seven (7) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 10th day of September, 19 65, and on the 10th day of each month of each year thereafter the sum of \$ 27.79, to be applied on the interest and principal of said note, said payments to continue up to and including the 10th day of July 19 68, and the balance of said principal and interest to be due and payable on the 10th day of August 19 68, the aforesaid monthly payments of \$ 27.79 each are to be applied first to interest at the rate of seven (7) per centum per annum on the principal sum of \$ 900.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly 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, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) 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 cash 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 attorney's 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 mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor, in hand and truly paid by the said mortgagee, 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 MARY T. COX, her Heirs and Assigns, forever:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 19 of the property of J. Cleo Roper, said plat being recorded in the RMC Office for Greenville County, S. C., in Plat Book PP, Page 133, and according to a recent survey by T. C. Adams, Engineer, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeast side of West Gantt Circle, at the joint front corner of Lots 19 and 20, and the point of beginning being 572.4 feet to Grove Road, and running thence with said West Gantt Circle, N. 66-30 W., 85 feet to an iron pin at joint front corner of Lots 18 and 19 and running thence with the joint line of said lots N. 23-30 E., 168.8 feet to an iron pin; thence S. 64-14 E., 34.5 feet to an iron pin; thence S. 66-10 E., 50.5 feet to an iron pin at the joint rear corner of lots 19 and 20; thence with the joint line of said lots, S. 23-30 W., 167.4 feet to the point of beginning.

This is the same property conveyed to me by deed of J. Cleo Roper dated December 1, 1958, recorded in the RMC Office for Greenville County, S. C. in Deed Book 611, Page 327.

(continued on the reverse side hereof)