

GREENVILLE S.C. BOOK 1043 PAGE 111

The State of South Carolina,  
COUNTY OF Greenville

OCT 13 4 45 PM 1965

CLERK OF COURTS

To All Whom These Presents May Concern:

ARTHUR TENNANT SMITH

SEND GREETING:

Whereas, I, the said Arthur Tennant Smith

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, well and truly indebted to Farmers Bank of Simpsonville, Simpsonville, S.C.

hereinafter called the mortgagee(s), in the full and just sum of Eight Thousand Nine Hundred and No/100ths

-----DOLLARS (\$8,900.00), to be paid

One (1) year from the date hereof

, with interest thereon from date

at the rate of quarterly Six (6%) percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear interest at the same rate as principal.

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 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(s), 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(s) in hand and truly paid by the said mortgagee(s) 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 FARMERS BANK OF SIMPSONVILLE, Its Successors and Assigns Forever:

ALL that parcel or tract of land situate on the Northeast side of U.S. Highway No. 276 in the Town of Fountain Inn and on the South side of McCarter Road in Greenville County, S.C., being shown as a 7.36 acre tract on a plat made by C. O. Riddle, Surveyor, July 1966, for the Thomas W. Richardson Estate recorded in the RMC Office for Greenville County, South Carolina in Plat Book MMM, page 118, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of U.S. Highway No. 276 at the point where the east side of McCarter Road intersects with said Highway and runs thence N. 1-38 E. 35.1 feet to an iron pin on McCarter Road; thence N. 57-55 E. 70.7 feet to an iron pin; thence still along McCarter Road N. 59-50 E. 124.4 feet to an iron pin; thence N. 28-51 W. 17 feet to an iron pin; thence still with McCarter Road N. 63-45 E. 629.6 feet to an iron pin; thence with the curve of McCarter Road (the chord being N. 55-11 E. 178.1 feet) to an iron pin; thence S. 25-15 W. 1014.1 feet to an iron pin on the Northeast edge of said right of way of U.S. Highway No. 276; thence along the Northeast edge of said right of way of U. S. Highway No. 276 N. 54-38 W. 339.2 feet to an iron pin; thence N. 35-22 E. 15 feet to an iron pin; thence N. 54-38 W. 150 feet to an iron pin; thence S. 35-22 W. 15 feet to an iron pin; thence still along said Highway N. 54-38 W. 123.3 feet to the beginning corner and contains 7.36 acres, more or less.

FOR SATISFACTION TO THIS MORTGAGE SEE

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SATISFIED AND CANCELLED OF RECORD

12 DAY OF Nov. 1971  
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:11 O'CLOCK A. M. NO. 13611