

FILED
GREENVILLE CO. S. C.

BOOKS 1148 PAGE 179

The State of South Carolina,
COUNTY OF Greenville

FEB 13 8 37 PM '70
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

WE, JAMES E. WOODSIDE and JOHN W. SMITH SEND GREETING:

Whereas, we, the said James E. Woodside and John W. Smith

hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents, are well and truly indebted to CONSTRUCTION ADVANCE CORPORATION

hereinafter called the mortgagee(s), in the full and just sum of Ten Thousand Seven Hundred and No/100----- DOLLARS (\$ 10,700.00), to be paid on demand

, with interest thereon from date

at the rate of Eight (8%)-----percentum per annum, to be computed and paid monthly 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 WE, 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 US, 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 CONSTRUCTION ADVANCE CORPORATION, its Successors and Assigns, forever:

ALL that certain piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 162 on a Plat of Augusta Acres, recorded in Plat Book S, Page 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Meadors Avenue, joint corners of Lots Nos. 161 and 162, and running thence with line of Lot No. 161, S 8-16 E, 200 feet to an iron pin; thence with rear line of Lot No. 186, N 81-44 E, 100 feet to an iron pin, joint corner of Lots Nos. 162 and 163; thence with line of Lot No. 163, N 8-16 W, 200 feet to an iron pin on the South side of Meadors Avenue; thence with Meadors Avenue, S 81-44 W, 100 feet to an iron pin, the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Aubrey C. Fore, Individually and as Executrix of the Estate of M. W. Fore, dated December 15, 1969, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 881, Page 323.