

MORTGAGE OF REAL ESTATE

BAND & WHITE, PRINTERS, SPARTANBURG, S. C. 148732

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Pierce M. Smith**

SEND GREETING:

WHEREAS, I the said **Pierce M. Smith**

in and by **me** certain promissory note, in writing, of even date with these presents, **am** well and truly indebted to **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C.**, in the full and just sum of **two thousand, Seven hundred & no/100**

(\$ **2,700.00**) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of **thirty and no/100**

(\$ **30.00**) 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 not due and unpaid for a period of thirty (30) days, 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 reasonable 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 **Pierce M. Smith**

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C.**, according to the terms of said note, and also in consideration of the further sum of Three Dollars to **me**

the said **Pierce M. Smith** in hand well and truly paid by the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C.**, 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 **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C.** 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,

and in the City of Greenville, on the north side of Arlington Avenue, and being known and designated as Lot No. 1 on plat of the McGee property, and shown on City Plat Book at page 81, Block 2, Lot 16, and having the following metes and bounds, to-wit: **# 12500**

"Beginning at a fence post on the north side of Arlington Avenue, joint corner of Lots 1 and 2, (which point is approximately 250 feet west of the intersection of Arlington Avenue with Green Avenue), and running thence along the line of said Lot 2, N. 20-48 E. 147.5 feet to an iron pin in the line of McGee property; thence with line of said McGee property, S. 70-40 E. 68 feet to an iron pin; thence S. 25-25 W. 149.3 feet to a fence post on the north side of Arlington Avenue approximately 202 feet from the intersection of Greene Avenue; thence along the north side of Arlington Avenue, N. 70-50 W. 48 feet to the point of beginning.

"This is the same lot conveyed to me by A. H. Monteith by deed of even date herewith, not yet recorded, this mortgage being given to secure the purchase price thereof."

It is understood that twelve full paid income shares of the First Federal Savings and Loan Association, of Greenville, S. C., with a par value of \$100.00 each, have been assigned as additional security to this mortgage by A. H. Monteith, to be released from liability when the principal amount due hereon has been reduced to \$1200.00

Handwritten notes and signatures:
- "Satisfied and Loan cancelled" (diagonal across top)
- "First Federal of Greenville" (vertical on left)
- "Pierce M. Smith" (signature)
- "A. H. Monteith" (signature)
- "1938" (date)
- "# 12500" (lot number)