

THE STATE OF SOUTH CAROLINA, }

GREENVILLE COUNTY.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Alice F. Smith,

SEND GREETING:

WHEREAS, I, the said Alice F. Smith,

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to AMERICAN BUILDING AND LOAN ASSOCIATION, a corporation incorporated under the laws of the State of South Carolina, in the full and

just sum of Fifty one hundred no/100 Dollars,

to be paid on or before the date when the 37th Series of the Instalment Stock of the said AMERICAN BUILDING AND LOAN ASSOCIATION shall reach maturity, with interest thereon from date at the rate of eight per cent. per annum, payable weekly on or before Saturday night of each and every week until paid in full; and if I fail to pay said interest or to comply in all respects with the By-Laws of said Association, for the space of thirty days, then said debt shall become immediately due and payable, together with all interest, fines and expenses, and all amounts advanced by the said Association on the within described property, by way of taxes or insurance, the same to be added to the amount due on said note and to be collectible as part thereof, together with an attorney's fee of ten per cent. if the same be placed in the hand of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or legal proceedings of any kind (all of which is secured under this mortgage), as provided in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said

Alice F. Smith,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said AMERICAN BUILDING AND

LOAN ASSOCIATION, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me

the said Alice F. Smith,

in hand well and truly paid by the said AMERICAN BUILDING AND LOAN ASSOCIATION 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 AMERICAN

BUILDING AND LOAN ASSOCIATION all that piece, parcel or lot of land lying in Greenville County, South Carolina,

All that lot of land in Greenville Township, having the following metes and bounds: Beginning at a stake on the south side of Goodrich Street, common corner of lots 27 and 32, and running thence along Goodrich Street N. 77-25 W. 60 feet, more or less, to stake at corner of lot 26; thence along joint line of lots 26 and 27, S. 38-10 W. 89.6 feet to stake at P. & N. right of way; thence along line of said right of way in a southerly direction 38.7 feet to stake at corner of lot 30; thence along rear line of lots 30, 31, and 32, N. 47-00 E. 138 feet to the beginning, being lot No. 27, and the same conveyed to me by J. I. Simpson by deed recorded in book 97, page 426. See Fertner's plat.

Also that other tract or lot of land in township, county and state aforesaid, known as lot No. 9, Block C, on plat J. W. Cagle and W. L. Mauldin's property; beginning at an iron pin on Cagle Street, corner of lot No. 7 and running; thence with said street N. 42-57 W. 70 feet to corner of lot 11; thence with line of lot 11, N. 48-10 E. 150 feet to alley; thence S. 42-57 E. 70 feet to corner of lot 7; thence with line of lot 7, S. 48-10 W. 150 feet to the beginning being the same conveyed to me by Emma M. Jensen, deed recorded in book 106, page 15.

Also all that lot of land in township, county and state aforesaid, in West Greenville beginning at the intersection of Bobs alley and a new cut street now known as Bynum Street and running through the middle of said Bynum Street S. 00-45 E. 274.3 feet to stake in middle of said street; thence S. 28-54 W. 137.9 feet to stake; thence S. 56-33 W, 51.3 feet to fence post thence N. 65-59 W. 205.7 feet to stake; thence N. 29-30 W. along said unnamed alley 149.7 feet to stake on Bobs alley; thence along south side of Bobs alley N. 62-20 E. 149 feet to the beginning, being the same conveyed to me by C. B. Martin deed recorded in book 77, page 31.

The mortgager herein hereby agrees that the mortgagee or its assigns shall have the right to collect any and all rents from the property herein described in the event that said mortgager shall fail to pay any installment on this note and mortgage. The mortgager shall have the right to begin collecting rent immediately upon such default without appointment of a receiver.

For a Release to this Mtg. See Deed Book 156, page 254. For a Release to this Mtg. See Deed Book 121, page 283.

WITNESSED AND SEALED IN FULL
MAY 16 1932
M. M. Newell
Beale & Hunter
Collie & Darnowski
MAY 17 1932

71682