Vol. 252 **Form 1**

MORTGAGE OF REAL ESTATE

32412 PROVENCE, JARRARD & MARTIN—GREENVILLE

THE STATE OF SOUTH CAROLINA,
County of Greenville, }

TO WHOM ALL THESE PRESENTS MAY CONCERN:

I, Aug. W. Smith SEND GREETINGS:

Whereas, I, the said Aug. W. Smith

in and by my certain promissary note in writing, of even date with these presents, am

well and truly indebted to Mamie M. Speights

in the full and just sum of

Ten Thousand ($10,000.00) Dollars, to be paid as follows: The sum of One Hundred ($100.00) Dollars on September 3, 1934, and the sum of One Hundred ($100.00) Dollars on the 3rd day of each and every month thereafter, said payments to be applied first to the payment of any interest due, and then the balance to be applied upon the principal, said payments to continue

with interest thereon from date at the rate of 6 per centum per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his 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 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, the said Aug. W. Smith

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment

thereof to the said Mamie M. Speights

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

the said Aug. W. Smith

in hand well and truly paid by the said Mamie M. Speights

at and before signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by the Presents do grant, bargain, sell and release unto the said

Mamie M. Speights:—

All that certain piece, parcel or lot of land situate on the South side of Pettigrue Street in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 3 and the Western one-half of Lot No. 4 on plat of property of Thomas F. Parker, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book C at page 115, having, according to said plat, the following metes and bounds, courses and distances, to-wit:—

Beginning at an iron pin on the South side of Pettigrue Street, which iron pin is at the joint corner of Lots Nos. 2 and 3 on said plat and running thence S. 20-35 E. 138.4 feet to an iron pin on the north side of a ten-foot alley; thence N. 64-56 E. 90 feet to a point in the rear line of lot No. 4 on said plat; thence N. 20-35 W. 138.4 feet to an iron pin on the South side of Pettigrue Street which iron pin is 90 feet West from the southwest corner of the intersection of Pettigrue and Guy Streets; thence along the South side of Pettigrue Street S. 64-56 W. 90 feet to the point of beginning, being the same lot of land conveyed to the grantor herein by deed of Mamie M. Speights of even date herewith, and not yet recorded.

monthly until paid in full; Privilege is given to the mortgagor to pay the whole of any part of the principal debt upon any interest payment date