

MORTGAGE OF REAL ESTATE

30398 PROVENCE-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Lucia R. Boyd and R. H. Boyd, of Greenville County, South Carolina,

WHEREAS, we, the said Lucia R. Boyd and R. H. Boyd,

SEND GREETING:

in and by our certain professionary Citizens Bank, Fountainville, S.C. writing, of even date with these presents are well and truly indebted to

in the full and just sum of one thousand + no/100 (\$2,000.00) Dollars to be paid: one year after date,

The Debt Hereby Secured is Full and the Lien of this Instrument is Satisfied
17 Citizens Bank, Fountainville, S.C.
1943
Men. P. Nench, J. A. Lancaster, A. M. [unclear]

RECORDED AND FILED OF
#5467
June 18th
AT 9:15 O'CLOCK
A. M.
R.M.C. OF GREENVILLE COUNTY, S.C.

with interest thereon from date at the rate of six (6%) per cent. per annum, to be computed and paid annually 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, then 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; said note further providing for an attorney's fee of 10% of the amount due

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 the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagors, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and its successors

and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Fairview Township, Greenville County, State aforesaid,

on the west side of South main Street, in the Town of Simpsonville bounded by the C. & W. S. Railroad, land of E. F. Rice, the M. E. Church of Simpsonville, and others, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of the C. & W. S. Railroad and running thence N. 86 3/4 W. 652 feet to an iron pin; thence N. 16 W. 92 feet to an iron pin; thence N. 34 1/4 E. 25 feet to an iron pin, M. E. Church lot corner; thence S. 86 3/4 E. 667 feet to an iron pin in center of the C. & W. S. Railroad; thence S. 5 3/4 W. 114 feet to the beginning corner. The Tract herein described being and including the following lots: Same tract conveyed to E. F. Rice by Thos. T. Goldsmith and Wm. Goldsmith by deed dated January 9, 1918 and recorded in the R. M. S. Office for Greenville County in Book of Deeds "49" at Page 3; the tract conveyed to E. F. Rice by W. H. Bozeman by deed dated January 10, 1918, and recorded in the R. M. S. Office for Greenville County in Book of Deeds "45" at Page 133; also the portion of the tract conveyed to E. F. Rice by J. A. Pollard and M. P. Brown by deed dated March 18, 1920, recorded in said R. M. S. Office in Book of Deeds "63" at Page 515 that lies immediately back of the lot as recorded in Book of Deeds "45" at Page 133. This is the same property conveyed to Lucia Richardson Boyd by E. F. Rice by deed dated September 13, 1924, recorded in the R. M. S. Office for Greenville County in Book of Deeds "106" at Page 60, the said Lucia Richardson Boyd having conveyed an undivided one-half (1/2) interest therein to her husband R. H. Boyd, by deed dated October 29, 1926 and recorded in the R. M. S. Office for Greenville County in Book of Deeds "86" at Page 247.

It is understood and agreed that this mortgage is a first lien upon the property herein described.