

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, R. A. Smith, of Greenville, S. C., SEND GREETING:

WHEREAS, I the said R. A. Smith

in and by my 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, in the full and just sum of

THREE THOUSAND, THREE HUNDRED AND NO/100

(\$3,300.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

THIRTY-THREE AND NO/100 (\$ 33.00) Dollars upon the first

day of each and every calendar month hereafter in advance, 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 past due and unpaid for a period of thirty (30) days, or 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; and note further providing for tax (10%) per centum 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 I the said R. A. 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, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me

the said R. A. Smith in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, 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, 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 Greenville Township, and being known and designated as Lot No. 61, on a plat made by J. E. Sirrine of the Morgan Hill Annex, said plat being recorded in the R. M. C. office for Greenville County in Plat Book "A", at pages 68 and 69, and being described as follows:

"BEGINNING at an iron pin on the north side of Bramlett Road, joint corner of Lots 60 and 61, and running thence along the joint line of said lots, N. 7 1/4 W. 200 feet to an iron pin; thence N. 82-3/4 E. 60 feet to an iron pin, joint rear corner of Lots 61 and 62; thence along the joint line of said lots S. 7 1/4 E. 200 feet to an iron pin on Bramlett road; thence along the line of said Bramlett road S. 82-3/4 W. 60 feet to the beginning corner. Being the same lot conveyed to me by Minnie L. West by deed dated July 12, 1932 and recorded in the R. M. C. office for Greenville County in Vol. 166, page 226.

"All that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, and in Gantt Township, on the west side of U. S. Highway No. 29 leading from Greenville to Piedmont, and being known and designated as a portion of Lots Nos. 3 and 4, according to Plat of property of Oakvale Land Company, which plat is recorded in Plat Book D, page 213, R. M. C. office for Greenville County, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin on the west side of said Highway #29, which iron pin in 711 feet south of a stake in the center of County road leading from said Highway #29 to Lakeside, which county road is shown as the northern boundary on said plat, and running thence N. 72 1/2 W. 312 feet to an iron pin on the G. & C. Railway; thence down said railroad 302 feet to an iron pin; thence S. 88 E. 376 feet to an iron pin on said highway; thence up said highway in a northerly direction 210 feet to the beginning corner, and containing 1.92 acres, more or less.

The above was surveyed by G. A. Ellis, Surveyor, on September 22, 1938, and is the same lot conveyed to me by Broadax Power Company by deed dated Oct. 8, 1938 and recorded in the R. M. C. office for Greenville County in Vol. 206, page 200."

Handwritten notes and signatures:
#9855
MAY 21 1947
Paid. State of S.C. and
Federal Savings and Loan Association
R. A. Smith
Minnie L. West
Bramlett Road
Gantt Township
May 21 1947
#9855
MAY 21 1947
Minnie L. West
Bramlett Road
Gantt Township

Vertical handwritten note on the right margin:
For Release See Deed Book 245 Page 35 deed to Wm. B. Yeargin