

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Joe K. Smith SEND GREETINGS:

Whereas, I the said Joe K. Smith
in and by a certain promissory note in writing, of even date with these presents
well and truly indebted to Farmers Bank of Simpsonville

in the full and just sum of Twenty Five Hundred and No 400 - - -
to be paid June 22, 1946

Paid
The Farmers Bank of Simpsonville
per. D. S. Bramlett, Jr.
cashier

with interest thereon from maturity at the rate of six per centum per annum, to be computed and paid quarterly in

advance 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 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 purpose, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness and attorneys' fees 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 mortgagor
in consideration of the said debt and interest thereon and for the better securing the payment thereof to the said mortgagee

Witnesses:
James Barnett
Gladye Huff

NOTARIES AND CLERK OF COUNTY OF GREENVILLE, S. C.
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#9890

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, the said mortgagor
the said mortgagor
in hand well and truly paid by the said mortgagee

at and before 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 Farmers Bank of Simpsonville

Tract No. 1:

All that piece, parcel or lot of land, situate, lying and being on the corner of East Curtis St. and Church St., in the town of Simpsonville, in Austin Township, Greenville County, State of South Carolina, being bounded on the north by lot now or formerly owned by First Baptist Church, on the east by lot now or formerly owned by W. J. McKinney Estate, on the south by East Curtis Street, and on the west by Church Street, and having the following metes and bounds:

BEGINNING at the corner of East Curtis St. and Church St., and running thence along the northern side of East Curtis St., N. 68 1/2 E. 85 ft. to corner of lot now or formerly owned by W. J. McKinney Estate; thence along line of said lot in a northerly direction 185 ft., more or less, to point in line of lot now or formerly owned by First Baptist Church; thence along line of said lot in a westerly direction 85 ft, more or less, to pin on Church Street; thence along the eastern side of Church Street; S. 17 1/2 E. 179.4 ft. to the beginning corner.

Tract No. 2:

All that piece, parcel or lot of land, situate, lying and being in the Town of Simpsonville State of South Carolina, on the north side of Curtis Street, being that portion of the lot bought by G. E. Mayfield from W. J. McKinney on February 24, 1913, and having the following metes and bounds, to-wit:-

BEGINNING at the southeast corner of lot formerly owned by G. E. Mayfield, and running 20 ft. in an easterly direction along Curtis St.; thence in a northerly direction to a stone in center of old Georgia Road; thence in a westerly direction 15 ft. to lot formerly owned by G. E. Mayfield; thence along said lot formerly owned by Mayfield, south to the beginning corner on Curtis Street.

The first tract described above was conveyed to me by Home Owners Loan Corporation by deed dated Dec. 10, 1941 and recorded in the Greenville County, S. C. RMC Office in Vol. 240 at page 110.

The second tract was conveyed to me by Robert B. McKinney on April 7, 1942, deed recorded in same RMC Office in Vol. 244 - 158.