

JUL 16 11 23 AM 1948

State of South Carolina,

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

To all Whom These Presents May Concern:

Greenville Home Builders, Inc.

SEND GREETING:

Whereas, the said Greenville Home Builders, Inc.

in and by its certain Promissory note in writing, of even date with these presents, is well and truly indebted to H. C. Smith and C. S. Fox

in the full and just sum of Fifteen Hundred and No/100 (\$1500.00) Dollars, to be paid Four months after date

, with interest thereon from date at the rate of five per cent. per annum, to be computed and paid quarterly

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 ten (10%) per cent. of the amount due thereon, 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 Mortgagor 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 their Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid, on the North side of Pleasant Ridge Avenue, in the City of Greenville, being shown as lot # 19 on Plat of Section # 1 of Pleasant Valley made by Dalton & Neves in April 1946, recorded in Plat Book P at Page 93, and described as follows:

BEGINNING at a stake on the North side of Pleasant Ridge Avenue 335 feet West from Long Hill Street, at corner of lot # 18 and running thence with line of said lot, N. 00-08 W. 160 feet to stake; thence S. 89-52 W. 60 feet to a stake at corner of lot # 20; thence with line of said lot, S. 00-08 E. 160 feet to stake on Pleasant Ridge Avenue; thence with the Northern side of Pleasant Ridge Avenue, N. 89-52 E. 60 feet to the beginning corner.

Being one of the lots conveyed to the mortgagor by Robert I. Woodside Company by deed recorded in Book of Deeds 342 at Page 95.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and their Heirs and Assigns forever, And it does hereby bind itself, its successors ~~Heirs, Executors, Administrators~~ to warrant and forever defend all and singular the said Premises unto said Mortgagee and their Heirs and Assigns, from and against itself and its successors ~~Heirs, Executors, Administrators~~ and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

Witness:
Ben C. Thornton
Paid in full this
7th day of Oct. 1948
H. C. Smith
G. S. Inc.

9th October 48
Ollie Farnsworth