

FILED GREENVILLE CO. S. C.

State of South Carolina

County of Greenville

MORTGAGE OF REAL ESTATE

MAY 23 11:23 AM 1957 OLLIE WORTH R.M.C.

To All Whom These Presents May Concern:

I, W. Dennis Smith

SEND GREETINGS:

WHEREAS, I the said W. Dennis Smith

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just

sum of EIGHT THOUSAND and no/100 (\$ 8,000.00 ) Dollars,

with interest at the rate of six ( 6 % ) per centum per annum, to be repaid in installments of

EIGHTY and no/100 (\$80.00 ) Dollars upon the first

day of each and every calendar month hereafter 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; said note further providing for a ten per cent 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 W. Dennis Smith

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

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

W. Dennis Smith

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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, Oneal Township, on the East side of the road which leads from State Highway no.101 at the old R. B. Mason place, by the Perry Smith place, containing Twenty-seven and 84/100 (27.84) acres, more or less, and having the following courses and distances, to-wit: Beginning on a Stone, corner with the Perry Smith lands and being the Northwestern corner of the within described tract, and running thence with the Perry Smith line N.80 E.13.45 chains to an Iron Pin in community road, thence with the line of Effie Johnson N.82-30 E.15.90 chains to an Iron Pin, corner with Effie Johnson and Walter Smith, thence with the Walter Smith line S.1-00 W.10.32 chains to an Iron Pin on the Addie Johnson line, thence S.89-45 W.12.30 chains to an Iron Pin, another corner of the Addie Johnson property, thence S.2-45 W.4.15 chains to an Iron Pin, corner with Addie Johnson and the old R. B. Mason place, now owned by Roy Chandler, thence with the Roy Chandler line, formerly the Mason line, N.89-50 W.710 feet, more or less, to a point in the center of the first above mentioned road (nail and stopper), thence along the center of the new county road, the following courses and distances: N.27-15 W.200 feet, N.30-55 W.200 feet, and N.36-19 W.240 feet to a Nail and Stopper in said road (Iron Pin on the East bank of said road), thence leaving road N.17-00 W.116.5 feet, more or less, to the beginning point. This being the same property, which was conveyed to Leo B. Skinner and Zula B. Skinner by Grady Hawkins and Flossie E. Hawkins by deed recorded in the R. M. C. Office for said County in Deed Book 570, page 315. And being the same 27.84 acre tract which was conveyed to mortgagor herein by Leo B. Skinner and Zula B. Skinner by deed dated May 24th, 1957 and which deed will be recorded forthwith in said office.

Satisfied and cancellation authorized Date 3/25/58 - Woodruff Federal Savings + Loan Assoc.

Witness: Virginia Hunter Nellis M. Woodruff

By: W.P. James Secretary

27 APR 27 1958 Ollie Samsworth 176 P. 7111