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GREENVILLE CO. S. C.

DEC 12 12 58 PM 1958

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Walter Frank Smith SEND GREETINGS:

WHEREAS, I the said Walter Frank 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 SEVEN THOUSAND and no/100 ($ 7,000.00) Dollars, with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of FIFTY-NINE and 07/100 ($ 59.07) 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 Walter Frank 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 Walter Frank 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, on the North side of Hyde Circle, in Mauldin School District, and being known and designated as lot no. Seven (7) of the Frank Smith et al property as shown on plat prepared by J. L. Hunter and R. K. Campbell as surveyed Aug. 14, 1954 and which plat has been recorded in the R. M. C. Office for said County in Plat Book JJ, page 98, and having the following courses and distances, to-wit: Beginning at an Iron Pin in Hyde Circle at the joint front corner of lots nos. 6 and 7 as shown on said plat, and running thence with the joint property line of said two lots N.13-25 W.299.4 feet to an Iron Pin, thence N.74-45 E.65 feet to an Iron Pin at the joint rear corner of lots nos. 7 and 8 as shown on said plat, thence with the joint property line of said last two mentioned lots S.14-45 E. 302.5 feet to an Iron Pin in Hyde Circle, thence with Hyde Circle S.75-15 W.71.04 feet to the beginning point. Bounded on the North by lands of unknown parties, on East by said lot no. 8, on South by Hyde Circle, and on West by said lot no. 6. This being the same property which was conveyed to mortgagor herein by Frank S. Smith and Sara M. Smith by deed recorded in said office in Deed Book 606, page 542. For a more particular description see the aforesaid plat.