

MORTGAGE OF REAL ESTATE--Prepared by Rainey, Fant & McKay, Attorneys at Law, Greenville, S. C.

McKAY

FILED
GREENVILLE CO. S. C.

BOOK 1167 PAGE 17

The State of South Carolina,

SEP 18 4 55 PM '70

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said Alison S. Dodd

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,
am well and truly indebted to Phebe Hedrick Smith

hereinafter called the mortgagee(s), in the full and just sum of Twenty Five Hundred and No/100-----

DOLLARS (\$2,500.00--), to be paid

five (5) years from date

, with interest thereon from date

at the rate of Six (6%)----- percentum per annum, to be computed and paid
monthly until paid in full; all interest not paid when due to bear
interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, 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 thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Phebe Hedrick Smith her heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the east side of Mayfair Lane in the City of Greenville, Greenville, South Carolina, being shown as Lot 31 on Plat of Holmes Acres, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book Z at Page 1 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Mayfair Lane at the joint front corner of Lots 31 and 32 and runs thence along the line of Lot 32 N. 88-07 E. 193.4 feet to an iron pin; thence N. 5-01 E. 80.62 feet to an iron pin; thence with the line of Lot 30 S. 88-07 W. 203.1 feet to an iron pin on the east side of Mayfair Lane; thence along Mayfair Lane S. 1-53 E. 80 feet to the beginning corner.

This is the same property conveyed to me by deed of Grace H. Cox to be recorded herewith and this mortgage is junior in rank to the lien of the mortgage given by Harvest E. Rodgers to C. Douglas Wilson & Co. on March 20, 1964 for \$11,350, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 953 at Page 13.