

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

DEC 30 4 49 PM '71

OLLIE FARNSWORTH  
R. M. C.

To All Whom These Presents May Concern:

I, G. Harold Smith

SEND GREETING:

WHEREAS, I the said G. Harold Smith

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Forty Thousand and No/100 - - - - - (\$ 40,000.00 ) Dollars, with interest from the date hereof at the rate of seven 1/2 per cent ( 7 1/2 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Three Hundred Seventy and 82/100 - - - - - (\$ 370.82 ) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said G. Harold Smith, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Containing 92.7 Acres, more or less, on Barnes branch waters of Middle Tyger River Adjoining lands now or formerly of Allen Verdin, A. E. Payne and others and having the following metes and bounds, to-wit:

Beginning on a stone and running thence S. 56 E. 33.63 chains to a stone on Rutherfordton Road; thence N. 29 1/2 E. 2.30 chains to a stone on said Road; thence N. 52 W. 7.84 Chains to a stone; thence N. 22 1/2 E. 27.76 chains to a stone; thence N. 59 1/2 W. 15.50 chains to a stone; thence N. 57 1/2 W. 19.00 chains to a W. O. on said branch; thence up with the meanders of branch to a stake; thence S. 54 E. 3.47 chains to the beginning corner.

This being the same property conveyed to T. F. Dill in Deed Book "ZZ" page 86, recorded in the R. M. C. Office for Greenville County and devised to Grantors under the Last Will and Testament of T. Furman Dill recorded in the Probate Court for Greenville, County.

ALSO: All that lot of land located in the State of South Carolina, County of Greenville, on the West side of Rutherfordton Road adjoining lands now or formerly of T. F. Dill, William Mitchell and others containing 36 Acres, more or less, and having the following metes and bounds, to-wit:

Beginning on a stone on Rutherfordton Road and running thence N. 52 W. 7.84 chains to a stone; thence N. 22 1/2 E. 27.76 chains to a stone; thence S. 59 1/2 E. 14.75 chains to a S. O.; thence S. 2 1/2 W. 6.97 chains to a stone in said Road; thence along and with said Road, 22.47 chains to beginning.

This being the same property conveyed to T. F. Dill in Deed Book "BBB", page 143, recorded in the R. M. C. Office for Greenville County and devised to Grantors under the Last Will and Testament of T. Furman Dill recorded in the Probate Court

(continued)

for Release 13 Acres See Deed Book 9408 page 571 Deed to Michael S. Cantrell et al