

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville
Whereas, J. R. Smith

of the County of Greenville, in the State aforesaid (hereinafter referred to as the "mortgagor") in and by a certain principal promissory note or notes (hereinafter referred to as "notes," whether one or more) in writing (designated thereon as "first mortgage real estate bonds"), due as follows: in monthly installments of

not less than twenty dollars each, on the first day of each month hereafter (each installment to be applied first to the payment of interest on said debt, and any surplus to be applied on account of the principal of said debt); and any unpaid balance of said debt to be paid in full on or before the first day of May, 1939.

and in and by interest notes (designated thereon as "interest coupons") to be paid annually as follows:

is well and truly indebted to L. A. Patterson, aka Patterson, Jr. and M. P. White (hereinafter referred to as the "mortgagee") in the full and just sum of eighteen hundred and fifty dollars (\$1,850); all of said notes bearing even date herewith and bearing interest from this date at the rate of six per cent. per annum, to be computed and paid semi-annually until paid in full; all interest not paid when due to bear interest at the rate of seven per cent. per annum; it being hereby agreed that each of said notes shall bear interest after maturity or after default in payment at the rate of seven per cent. per annum, to be computed semi-annually, all interest not paid when due to bear interest at the rate of seven per cent. per annum; and that both principal and interest shall be paid in United States gold coin of the present standards of weight and fineness; all the terms and covenants of said notes being hereby made parts hereof as fully as if set out at length herein.

Now, know all men that said mortgagor, in consideration of said debt and for the purpose of securing the payment thereof, and in further consideration of the sum of one dollar paid to said mortgagor by said mortgagee at and before the sealing and delivery hereof (the receipt whereof is hereby acknowledged), granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said mortgagee and his heirs, successors, assigns in that certain lot, piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, Township of _____, about three miles southwest of the city of Greenville, near Sans Souci School, known as Lot No. 21 of Sans Souci Annex, according to a plat recorded in the office of the Register of Mesne Conveyances for said county in Plat Book "B" at page 29, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a stake on the southeast side of Perry Road, on the corner of Lot no. 20, and running thence with line of that lot S. 42-20 E. 157 1/2 feet on an alley; thence with said alley S. 42-40 N. 57 feet to a stake on corner of Lot no. 22; thence with line of that lot N. 42-20 W. 157 1/2 feet to a stake on Perry Road; thence along that road N. 42-40 E. fifty (50) feet to the beginning corner; this being the same land this day conveyed to me by said mortgagee, this mortgage given to secure the payment of the balance of the purchase money therefor

being the same land conveyed to said mortgagor by _____ on _____, 192____, by deed recorded in the office of the Register of Mesne Conveyances or Clerk of Court for _____ County, S. C., in Deed Book _____, page _____

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 his successors, heirs and assigns forever. And said mortgagor does hereby bind himself and his heirs, executors, administrators and successors to warrant and forever defend all and singular the said premises unto the said mortgagee and his successors, heirs and assigns from and against said mortgagor and his heirs, executors, administrators, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof; also, on demand at any time, to give any further written assurances which may be desired to protect the interests of said mortgagee, including a new note or notes and mortgage correcting errors in the originals. And said mortgagor hereby covenants and agrees with said mortgagee as follows: (1) That when the loan secured hereby is closed, there shall and will be no unsatisfied lien or encumbrance of any kind, prior to the lien hereof, affecting said premises or any part thereof, this being solemnly declared and represented by said mortgagor as a condition hereof and for the purpose of obtaining a loan hereunder.