

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA,
County of Greenville,

I, R. L. SMOTHERS

SEND GREETING:

WHEREAS, I the said R. L. Smothers

in and by MY certain promissory note in writing, of even date with these presents am well and truly indebted to J. W. Lunsford
in the full and just sum of One Thousand One Hundred Seventy Two & 45/100th
(\$ 1,172.45) DOLLARS, to be paid at x in Greenville, S. C., together with interest thereon from date hereof
until maturity at the rate of six (6%) per centum per annum, said principal and interest being payable in monthly
installments as follows:

Beginning on the 10th day of November, 1946, and on the 10th day of each month thereafter
of each year thereafter the sum of \$ 15.00, to be applied on the interest and principal of said note, said payments to continue up to and including
until paid in full the day of ---, 19---, and the balance of said principal and interest to be due and payable on the ---
day of ---, 19---; the aforesaid monthly payments of \$ 15.00
each are to be applied first to interest at the rate of six (---%) per centum per annum on the principal sum of \$ 1,172.45 or so much thereof as shall,
from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time not 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 (10%) per cent, of the indebtedness as attorneys' 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 R. L. Smothers

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J. W. Lunsford
according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

I the said R. L. Smothers
in hand and truly paid by the said J. W. Lunsford
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 J. W. Lunsford, his Heirs, Assigns, Forever:-

All that piece, parcel or lot of land in Grove Township, Greenville County, State of
South Carolina, containing fifty-three and one-half (53 1/2) acres, more or less, and having the
following metes and bounds, to-wit:-

BEGINNING on a road, near the Augusta Road, and running thence N. 29 E. 1.53 chains to a
stone by a Hickory; thence S. 69 E. 3.60 chains to a stone; thence N. 1 E. 21.35 chains to a stone
on Branch; thence down the meanderings to said Branch to a stone; thence S. 41 W. 10.25 chains to
a Dogwood and stone; thence S. 19-1/2 W. 15.36 chains to a stone on said Road; thence along said
Road; thence along said Road, S. 67-3/4 E. 25.75 chains to a stone by a Pine at the beginning
corner. EXCEPTING AND EXCLUDING 13.53 acres sold to Jack Lanier as shown in deed recorded in
Vol. 300, Page 165.

This is the same property conveyed to me by deed of J. W. Lunsford of even date herewith
and this mortgage is given to secure the unpaid portion of the purchase price and is junior in
rank to the lien of that mortgage given by J. W. Lunsford to W. R. Hale, as Trustee for \$2500.00
August 22, 1946, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 350,
Page 139.

Handwritten notes and stamps:
- "paid in full" written across the top right.
- "J. W. Lunsford" written in the middle right.
- "Satisfied and Canceled" stamp from the Recorder's Office for Greenville County, S.C., dated 11/20/46, No. 27726.
- "AT 2:15 P.M." written at the bottom of the stamp.