

OLLIE FARNSWORTH
R. M. C.

State of South Carolina,

County of GREENVILLE

I, Clarence W. Smith

SEND GREETING:

WHEREAS, I the said Clarence W. Smith

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Canal Insurance Company

in the full and just sum of Eight Thousand and no/100 (\$ 8,000.00) DOLLARS, to be paid at Canal Ins. Co. office in Greenville, S. C., together with interest thereon from ~~the date~~ June 1, 1948 until maturity at the rate of four (4%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of July 1948 and on the 1st day of each month of each year thereafter the sum of \$ 48.48, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of June 1968, and the balance of said principal and interest to be due and payable on the 1st day of July 1968; the aforesaid monthly payments of \$ 48.48 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$ 8,000.00 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 herein provided, including any past due taxes or insurance premiums, the same shall bear simple interest from the date of such default until paid at the rate of four per centum per annum.

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 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 Clarence W. Smith

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Canal Insurance Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said Clarence W. Smith in hand and truly paid by the said Canal Insurance Company 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 Canal Insurance Company, its Successors and assigns:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina on Russell Avenue, City of Greenville beginning at a point on the northern edge of the sidewalk on Russell Avenue 165 feet westward from the western edge of Bennett Street sidewalk and running thence N. 19-30 E. 165 feet to corner; thence N. 70-30 W. 45 feet to corner; thence S. 19-30 W. 165 feet to Russell Avenue; thence along Russell Avenue S. 70-30 E. 45 feet to the beginning corner and being 10 feet off the eastern side of lot number 40 in the subdivision hereafter specified and 35 feet off the western side of lot number 41 in that said subdivision. The subdivision referred to is known as North Hills and is shown on plat recorded in plat book H. Page 90 R. M. C. Office, Greenville County. This is the same property conveyed to mortgagor by Allen E. Vaughn by deed dated May 31, 1948.

*Paid in full & satisfied this the 6th day of June 1968.
Canal Insurance Company
Wm. R. Timmons Jr. V. Pres.
Witness Betty C. Ambrose*

RECORDED AND INDEXED
3 JULY 1968
Ollie Farnsworth
9:25 AM 301