

State of South Carolina,

COUNTY OF GREENVILLE

FILED

GREENVILLE CO. S. C.

To all Whom These Presents May Concern:

Greenville Home Builders, Inc. JUN 14 11 05 AM 1948

SEND GREETING:

Whereas, ~~we~~ the said ^{OLLIE FARNSWORTH} Greenville Home Builders, Inc. _{R.M.C.}

in and by its certain Promissory note in writing, of even date with these presents, is well and truly indebted to H. C. Smith and C. S. Fox

in the full and just sum of Fifty-five hundred and No/100 Dollars (\$5500.00) to be paid on or before October 3, 1948

with interest thereon from date at the rate of five per cent. per annum, to be computed and paid quarterly

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, all more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, and their Heirs and Assigns forever, all and singular that

certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid, On the northeastern corner of Monteith Circle and Old Augusta Road in the City of Greenville being shown as Lot #1 on Plat of a re-subdivision of the property of O. Y. Brownlee, H. C. Smith and C. S. Fox made by Pickell and Pickell Engineers on February 16, 1943 recorded in Plat Book Q at Page 164 and described as follows:

Beginning at a stake at the northeastern corner of Monteith Circle and Old Augusta Road and running that with the eastern side of Old Augusta Road, N. 14-33 E. 192 feet to a stake; thence S. 88-10 E. 40 feet to a stake at the corner of Lot #2; thence with the line of said Lot, S. 8-00 W. 173.8 feet to a stake on Monteith Circle; thence with the northern side of Monteith Circle, S. 79-04 W. 65 feet to the beginning corner; being the same property conveyed to the Mortgagor by H. C. Smith and C. S. Fox by deed recorded herewith.

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 their Heirs and Assigns forever, And it does do hereby bind itself and its successors ~~Heirs, Executors and Administrators~~ to warrant and forever defend all and singular the said Premises unto said Mortgagee and their Heirs and Assigns, from and against itself and its successors ~~Heirs, Executors, Administrators~~ and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

13
Ollie Farnsworth
20121

Paid in full and satisfied
this 4th day of Sept 1948
H. C. Smith
C. S. Fox
Robert L. Waldrop Jr
W. H. Long