

THE STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

To All Whom These Presents May Concern: I, Rufus W. Talley,
SEND GREETING:

Whereas, I , the said Rufus W. Talley
in and by my certain promissory note in writing, of even date with these
Presents, am well and truly indebted to Winston D. Smith

in the full and just sum of Five Thousand (\$5000.00) Dollars

, to be paid as follows: \$50.00 one month from the
date hereof and \$50.00 each month thereafter until paid in full,
with the privilege of paying all or any additional payments at any
time

, with interest thereon from date
at the rate of 6 per centum per annum, to be computed and paid monthly

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,
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; 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 his 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 Rufus W. Talley
, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said
Winston D. Smith according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me , the said Rufus W. Talley
, in hand well and truly paid by the said Winston D. Smith

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, sell and release unto the said Winston D.
Smith and his heirs and assigns:

All that certain parcel or lot of land situated on the East side
of the Buncombe Road, North from U. S. Highway No. 29, near the City
of Greer, in Chick Springs Township, Greenville County, State of South
Carolina, designated as Lot No. 37 and the northern one-half part of
Lot No. 38 of the C. L. King property, according to survey and plat by
S. C. Moon, Surveyor, dated April, 1941, recorded in Plat Book L,
page 187, R. M. C. Office for Greenville County, said lot having a
width of 75 feet and a depth of 200 feet.

This is the same property conveyed to Rufus W. Talley by deed of
Winston D. Smith, to be recorded herewith. This mortgage is given to
secure the balance of the purchase price.