



OCT 25 9 02 AM 1952

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Oscar E. Smith, of Greenville County, SEND GREETING:

WHEREAS, I the said Oscar E. Smith

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Three Thousand, Eight Hundred and No/100 - - - (\$ 3,800.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of Thirty-Eight and No/100 - - - - - (\$ 38.00 ) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past, due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside 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 said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said Oscar E. Smith

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me,

the said Oscar E. Smith in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in O'Neal Township, near Jackson Grove Church and containing 44 acres, more or less, and having the following metes and bounds, to-wit:

"BEGINNING at a stone on branch; thence up the meanderings of said branch to a stone; thence S. 1 1/2 E. 4 1/2 chains to a poplar; thence S. 42 1/2 E. 5.60 chains to a black gum; thence N. 73 3/4 E. 6.85 chains to a stake; thence N. 8 E. 3.34 chains to a stone; thence S. 82 E. 1.58 chains to a stone; thence N. 8 E. 5 chains to a stone; thence N. 64 2/5 W. 7.45 chains to a stone; thence N. 18 1/3 W. 31.85 chains to a stone on a branch; thence up the meanderings of said branch to the left hand prong from fork adjoining the lands now, or formerly, owned by J. N. Morgan, M. W. Goodlett, A. N. Gilreath and others; less, however, .84 of an acre, more or less, conveyed by R. E. Compton to Alice Compton Bryant by deeds recorded in the R. M. C. office for Greenville County in Vol. 350, page 295 and Vol. 443, page 201, and also less 1.39 acres, more or less, conveyed by R. E. Compton to Jack B. Compton by deeds recorded in said R. M. C. office in Deed Vols 317, page 72 and 427 at page 280 and 438 at page 407.

"Being the same conveyed to me by R. E. Compton by deed of even date herewith, not yet recorded.