

State of South Carolina

COUNTY OF Greenville

FEB 20 12 32 PM 1953 BOOK 554 PAGE 253

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: We, Roy Estep and Elizabeth Louise Estep,

the Mortgagor(s), SEND GREETING:

hereinafter called

WHEREAS, the said Mortgagor(s) in and by our certain promissory note in writing, of even date with these Presents, are well and truly indebted to Bonnie G. Smith

hereinafter called Mortgagee, in the full and just sum of Thirty-two Hundred and Fifty (\$3250.00) DOLLARS, to be paid as follows: \$30.00 each and every month hereafter until principal and interest are paid in full, beginning on March 19, 1953, and every thirty days thereafter, with interest thereon from date at the rate of four per centum per annum, to be computed and paid annually until paid in full; all interest not paid when due to bear interest at the 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 should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount 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 the said Mortgagor(s), 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(s) 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, sell and release unto the said Mortgagee,

Bonnie G. Smith and her heirs and assigns:

All that certain parcel or lot of land about 11 miles from Greenville, on the North side of a road that leads from Greenville to Bennett's Bridge, in Butler Township, Greenville County, State of South Carolina, having the following courses and distances, to wit:

Beginning at a nail and stopper in the center of the said Greenville-Bennett's Bridge Road and in center of a dirt county road, and running thence with said county road, N. 0.55 E. 300 feet to a bend; thence N. 11.22 E. 75 feet to a point in the said road and joining corner of Mrs. Maude F. Vaughn's lot; thence with the line of said lot, S. 72.15 E. 19 feet to an iron pin on the East bank of the road; thence same course, 191 feet (making a total of 210 feet) to an iron pin, Vaughn corner; thence a new line, S. 3.10 W. 375 feet to a nail and stopper in the center of the said Greenville-Bennett's Bridge Road (iron pin back on line 20 feet); thence with the center of said road, N. 72.15 W. 210 feet to the beginning corner.

This is the same property conveyed to the said Roy Estep and Elizabeth Louise Estep by deed to be recorded herewith, and this mortgage is given to secure the balance of the purchase price.