

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, L. Bruce Smith and Moise D. Smith - - - - - SEND GREETING:

WHEREAS, we the said L. Bruce Smith and Moise D. Smith in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Seventy-five Hundred & no/100 - - - - - (\$ 7,500.00 ) Dollars, with interest from the date hereof at the rate of seven per cent ( 7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Twenty & no/100 - - - - - (\$ 120.00 ) dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association; or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said L. Bruce Smith and Moise D. Smith, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor\_s in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, near Pleasant Grove Baptist Church, lying on the eastern side of a new road that leads from State Highway No. 14 to and by Matt's Fishing Lake, and being a part of tract No. 2 as shown on Plat of property of J. G. Greer, L. B. Vaughn, I. M. Wood and J. A. Wood, said plat prepared by W. A. Christopher, Surveyor, November 22nd, 1921, and having the following courses and distances, to wit:-

BEGINNING on an iron pin on the I. M. Wood Estate line, joint corner of S. J. Harvey and Wife's lot, and runs thence with their line, N. 49-50 W. 119 feet to a stake in center of said new road (iron pin back on line at 18 feet); thence with the center of the said road S 31-00 W. 152.2 feet to a stake in center of said road; thence S. 49-50 E. 18 feet to an iron pin on eastern bank of road, then continuing with the same course for a total distance of 93 feet to an iron pin on the said I. M. Wood Estateline; thence with the said line N. 40-50 E 150 feet to the beginning corner.

This is the same property conveyed to us by J. A. Wood by deed dated August 30, 1952, recorded in R. M. C. Office for Greenville County in Book 467, page 199.

[Handwritten signatures and notes at the bottom of the page, including names like "L. Bruce Smith" and "Moise D. Smith" and various illegible scribbles.]