

MORTGAGE OF REAL ESTATE—Prepared by J. B. Ricketts, Attorney at Law, Greenville, South Carolina

The State of South Carolina,
County of Greenville

JUL 2 10 01 AM 1949
GREENVILLE S.C.

To All Whom These Presents May Concern:

I, Jim Smith,

SEND GREETING:

Whereas, I, the said Jim Smith

hereinafter called the mortgagor(s)

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Mrs. Elizabeth B. Ricketts

hereinafter called the mortgagee(s), in the full and just sum of Eighty and No/100-----

DOLLARS (\$ 80.00), to be paid

six months after date

, with interest thereon from date

at the rate of six percentum per annum, to be computed and paid

semi-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, 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; 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(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's 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 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(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 Mrs. Elizabeth B. Ricketts

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville and in the City of Greenville, being known and designated as Lot Number One on plat of property of John Henry Smith as made September 26, 1949 by Pickell & Pickell, Engineers, and being described by metes and bounds as follows, to wit:

Beginning at an iron pin on the Northeastern line of a certain 16 foot alley shown on said plat and running thence North 42-57 West, along the line of said alley, Seventy feet to an iron pin; thence North 48-10 East Fifty feet to an iron pin; thence South 42-57 East Seventy feet to an iron pin; thence South 48-10 West Fifty feet to the place of beginning; together with the right to use for purposes of ingress and egress, jointly with the owner of Lot No. 1, that certain 9 foot alley or strip of land running from Lot No. 1 to Cagle Street and designated on said plat as a party drive.

This is the same lot of land conveyed to Jim Smith by deed of John Henry Smith dated October 6, 1949 and recorded in deed Book 394 at page 193

This is a second mortgage.