



JUL 11 10 10 AM 1952
LILLIE FARNsworth
R.M.C.

State of South Carolina } MORTGAGE OF REAL ESTATE
COUNTY OF Greenville

To All Whom These Presents May Concern:

I, James R. Smith, of Greenville County, SEND GREETINGS:

WHEREAS, I the said James R. 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 Seven Thousand, Four Hundred and No/100 - - - (\$ 7,400.00)
four and one-half (4-1/2%)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of

Forty-Six and 82/100 - - - - - (\$ 46.82) 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 James R. 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 James R. 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, on the western side of Cole Road, and having, according to plat of the property of Mrs. Bright J. Yown, made by Pickell & Pickell, July 1951, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of Cole Road, at corner of other property of Mrs. Bright J. Yown, and running thence with the line of said property, S. 64-40 E. 226.5 feet to iron pin; thence continuing with line of said property, S. 0-32 E. 180 feet to iron pin; thence N. 47-45 E. 278.2 feet to an iron pin on Cole Road; thence with said Cole Road, N. 0-15 E. 83 feet to the point of beginning, and containing 0.60 of an acre, more or less, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same lot of land conveyed to James R. Smith and Doris S. Smith by Mrs. Bright J. Yown by deed dated October 18th 1952 and recorded in the R. M. C. office for Greenville County in Vol. 465, at page 150, the said Doris S. Smith having conveyed her undivided one-half interest in said property to James R. Smith by deed of even date herewith, not yet recorded."

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