

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Lewis Allen Smith - - - - SEND GREETING:

WHEREAS, I the said Lewis Allen Smith

in and by my certain promissory note in writing of even date with these Presents, as well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Five Hundred & no/100 - - - (\$ 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

Eight & no/100 - - - (\$ 8.00) 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 I the said Lewis Allen 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 me the said mortgagor— 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, about three miles south from Greer, S. C., lying on the west side of the Greer-Pelham Road (Now State Highway No. 14), being a part of tract No. 2 as shown on Plat of Property of S. R. Smith made by H. S. Brockman, Surveyor November 25th, 1931, and being a part of the same tract that was conveyed to Clarence Smith by deed from S.R. Smith during the year 1931, and having the following courses and distances, to wit:-

BEGINNING on a nail and stopper in the center of the said highway, said point being about 135 feet south from the joint corner of Gordan Smith and runs thence S. 88-00 W. 21 feet to a stake or iron pin on the west side of the said highway, then continuing for a total distance of 176.6 feet to an iron pin; thence S. 5-45 E. 89.5 feet to an iron pin; thence S. 82-00 E. 176.6 feet to a nail and stopper in the center of the said highway (stake or iron pin back on line at 21 feet); thence with the center of the said road N. 3-16 W. 120 feet to the beginning corner, containing forty-five one-hundredths (0.45) of one acre, more or less.

This is the same property conveyed to me by Clarence Smith by deed dated December 18th, 1953, recorded in R. M. C. Office for Greenville County in Book 491, page 459.