

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

The State of South Carolina,
County of Greenville

To All Whom These Presents May Concern:

I, Jim Smith,
Whereas, I, the said Jim Smith

SEND GREETING:

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 Seven Hundred and Fifty- - - - -
- - - - - DOLLARS (\$ 750.00), to be paid

in twenty-five monthly installments of \$30.00 each, the first payment
falling due July 1, 1954, and one of the remaining payments falling
due on the first day of each month thereafter until the entire indebted-
ness has been paid.

, 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, be-
fore 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 con-
sideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mort-
gagee(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 begin-
ning; together with the right to use for purpose of ingress and egress,
jointly with the owner of Lot No. 2, 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.

RECORDED AND RETURNED TO RECORD
JUL 1 1954
S. C. DEED RECORDS
GREENVILLE, S. C.