

FILED GREENVILLE CO. S. C.

State of South Carolina,

MORTGAGE OF REAL ESTATE

County of Greenville

OCT 20 1954

OLLIE FARNS WORTH R.M.O.

To All Whom These Presents May Concern:

I, W. Dennis Smith SEND GREETINGS:

WHEREAS, I the said W. Dennis Smith

in and by my certain promissory note, in writing, of even date with these presents, well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of FIVE THOUSAND and no/100----- (\$ 5,000.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of fifty and no/100----- (\$ 50.00) Dollars upon the first

day of each and every calendar month hereafter 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 a ten per cent attorney's fee besides 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 W. Dennis Smith

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to me, the said

W. Dennis Smith in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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, about one mile north of Greer, on the Northeast side of a State Highway leading from Greer by way of Ballenger's Peach Orchard to Cneal, and being a part of lot no. thirteen (13) of the L. W. Jones Estate property as shown on plat no. 2 prepared by H. S. Brockman, registered Surveyor, dated May 24, 1951 and amended Sept. 5, 1951, and which plat has been recorded in the S. C. Office for said County in Plat Book 1, page 302, and having the following courses and distances to-wit: Beginning at a point in the center of said highway, and which point is at the South-west corner of lot no. 14 as shown on said plat and running thence with the corner line of lots nos. 14 and 13 N. 54-37 E. 173.2 feet to a stone, thence N. 65-45 E. 125 feet to a stake, located at the northeast corner of lot no. 12 as shown on said plat, thence with the corner line of lots nos. 12 and 13 S. 38-42 E. 39.3 feet to a point, thence S. 47-26 W. 290 feet, more or less, to a point in the center of said highway, and which point is on the western property line of said lot no. 13, thence from said point and with the center of said highway N. 44 W. 100.2 feet to the beginning point. Bounded on the North by lot no. 14 as shown on said plat and by lands now or formerly owned by A. C. Davis estate, on East by lot no. 12 as shown on said plat, on South by the remaining portion of said lot no. 13 and on West by said Highway. This being a part of the property which was conveyed to Mortgagee herein by Alvin J. Satterfield and Inez J. Satterfield by deed dated Sept. 21, 1954 and which deed will be recorded herewith in said S. C. Office. For a more particular description see the above-said plat.

Paid and satisfied this 29th day of March, 1955.

30th March 1955

Ollie Farnsworth

Woodruff C. L. & L. Davis

8073

Witness:

W. P. Jones

Virginia Hunter

W. P. Jones Secy. - Treas.

C. W. Simon