

State of South Carolina

COUNTY OF Greenville

MAR 2 - 1956

5:30 P.M.

To All Whom These Presents May Concern:

We, Clarence D. Smith and Nettie D. Smith SEND GREETING:

WHEREAS, we the said Clarence D. Smith and Nettie D. Smith in and by our certain promissory note in writing of even date with these Presents, well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Thirty-five hundred and no/100 - - - - - (\$ 3500.00) 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 Fifty-six and no/100 - - - - -

(\$ 56.00) 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 we the said Clarence D. Smith and Nettie D. 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 us the said mortgagors 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, Grove Township, School District 25, near the Town of Piedmont, on the West side of the Piedmont-Greenville Road (now Highway No. 29), and being shown and described on a plat of property of the J.S. Bell Estate, prepared by J.A. Dickens, Surveyor, October 29, 1954, being recorded in Plat Book _____ at page _____, R.F.O. office for said County, and having the following courses and distances, to-wit:

BEGINNING at a stake on the Western edge of Highway No. 29, corner of C.D. Smith, and running thence with the Smith line, S 87-15 W 220 1/2 feet to a stake, corner of R.I. Simpson; thence with the line of Simpson, S 7-15 W 31 feet to a cedar post, corner of Robert Davenport; thence with the line of Davenport, S 65-20 E 221 feet to a stake on the Western edge of Highway No. 29; thence with the Western edge of said Highway, N 10-15 E 68 1/2 feet to a point on concrete steps; thence continuing with Western edge of Highway, N 7-30 E 66 feet to the point of beginning.

The above described property being identically the same conveyed to the grantors herein by deed of Hattie A. Bell, to be recorded herewith.

RECORDED AND INDEXED BY _____ DAY OF _____ 1956 P.M. COUNTY OF GREENVILLE, S. C. BOOK NO. _____ PAGE NO. _____