

State of South Carolina,

APR 2 8 58 AM 1955

COUNTY OF GREENVILLE

OLLIE FARNSWORTH R. M. C.

FRANK A. SMITH

WHEREAS, I the said Frank A. Smith SEND GREETING:

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to B. W. Runion

in the full and just sum of Seven Hundred Fifty Four and No/100 hereinafter called the mortgagee(s) (\$ 754.00) DOLLARS, to be paid at

interest thereon from date hereof until maturity at the rate of Five (5) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of May 1955, and on the 1st day of each month

of each year thereafter the sum of \$ 10.00 thereafter until the principal and

interest and principal of said note, said payments to continue until the principal and interest are paid in full

the aforesaid monthly payments of \$ 10.00 each are to be applied first to

interest at the rate of Five (5) per centum per annum on the principal sum of \$ 754.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 before its maturity it should be deemed by the holder thereof necessary for the protection of its 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 promises to pay all costs and expenses including ten (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 consideration of the further sum of THREE DOLLARS, to me

the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said B. W. Runion, his heirs and assigns, forever:

All that lot of land with the buildings and improvements thereon, situate on the Southeast side of Jones Road, in Chick Springs Township, Greenville County, South Carolina, near the Greer Mill Village and lying West from the City of Greer, being shown as Lot 1 on plat of Property, made by W. C. Christopher, Surveyor, June 20, 1923, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on said Jones Road, corner of Lot 2 as shown on plat above referred to, and running thence S. 43-0 E. 9.75 chains to an iron pin on the right of way of the Southern Railway; thence with said right of way S. 63-0 W. 4.02 chains to an iron pin, corner of property of Ed Peace; thence N. 31-45 W. 8.21 chains to an iron pin on Jones Road; thence with said Road N. 32-0 E. 2.27 chains to the beginning corner, containing 2.82 acres, and being bounded by land of Ed Peace, land now or formerly of C. A. Taylor, and by Southern Railway, et al.

This is the same property conveyed to the Mortgagor by deed of B. W. Runion to be recorded herewith.

This mortgage is junior in rank to the lien of that mortgage given by the Mortgagor to Joe Hall in the amount of \$4,000.00, to be recorded herewith.

9th January, 59
Ollie Farnsworth
4:40 @ 17361

Satisfied, paid in full
Dec. 20th, 1958

B. W. Runion

Witnessed: By
Mrs. H. H. Alford
Daisy H. Runion