

MORTGAGE OF REAL ESTATE - Prepared by E. F. Riley, Attorney at Law, Greenville, S. C.

BOOK 677 PAGE 452

GREENVILLE CO. S. C.

MAY 10 9 50 AM 1956

The State of South Carolina,

County of Greenville

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: I, Evelyn F. Smith

SEND GREETING:

Whereas, I, the said Evelyn F. Smith

hereinafter called the mortgagor(s)

in and by my certain promissory note in writing, of even date with these presents, are well and truly indebted to Peoples National Bank as Trustee for William Maxwell Poe

hereinafter called the mortgagee(s), in the full and just sum of Two Thousand -
- DOLLARS (\$ 2,000.00), to be paid

\$200.00 on principal semi-annually

, with interest thereon from date

at the rate of six (6%)

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, before 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 consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(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 Peoples National Bank as Trustee for William Maxwell Poe,

All those certain pieces, parcels or lots of land situate, lying and being on the west side of Sunshine Avenue, near the city of Greenville, county of Greenville, state of South Carolina, being known and designated as Lots 41 & 42 on a plat of Sans Souci Highlands recorded in the R. M. C. Office for Greenville County in plat book G page 126 and having according to said plat the following metes and bounds, to-wit:

Beginning on the northwest side of Sunshine Avenue, the same being the joint front corner of Lots 41 & 40, and running thence with the joint line of said lots N. 67-00 W. 171 feet to an iron pin; thence N. 28-30 E. 50 feet to an iron pin the joint rear corner of Lots 43 and 42, and running thence with the joint line of lots 43 & 42, S. 57-00 E. 161 feet to an iron pin on Sunshine Avenue; thence with Sunshine Avenue S. 22-30 W. 100 feet to the beginning corner.

These being the same two lots conveyed to mortgagor by two deeds, one recorded in the R. M. C. Office for Greenville County in volume 251 page 171 and the other in volume 178 page 257.