

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern: I, **William Lee Starnes**,

the Mortgagor(s), SEND GREETING:

hereinafter called

WHEREAS, the said Mortgagor(s) in and by his certain promissory note in writing, of even date with these Presents, is well and truly indebted to **Albert L. Smith**

Ten Thousand (\$10,000.00) ----- hereinafter called Mortgagee, in the full and just sum of DOLLARS, to be paid as follows: \$60.90 on March 1, 1957, with like monthly payments on each successive month thereafter until principal and interest are paid in full, with right to anticipate as provided therein, with interest thereon from date at the rate of six per centum per annum, to be computed and paid monthly 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, 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 should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorneys' 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 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 according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee 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 Mortgagee, **Albert L. Smith and his heirs and assigns:**

All of those parcels or lots of land in Chick Springs Township of Greenville County, South Carolina, located near the City of Greenville, being all of those lots known and designated as Lots Nos. 53, 54 and 55, in Block "D", as shown on a plat of a subdivision known as Mayfair Estates, which plat is dated May, 1948, and recorded in Plat Book S, at pages 72 and 73, and having the following courses and distances:

BEGINNING at an iron pin on the southeast side of Sutton Drive, joint corner of Lots Nos. 52 and 53 on said plat, and runs thence with the common lines of Lots Nos. 52 and 53, S. 51.20 E. 195.4 feet to an iron pin, rear corner of the lots; thence N. 29.12 E. 120 feet to an iron pin, joint rear corner of Lots Nos. 55 and 56; thence with the common line of Lots Nos. 55 and 56, N. 60.08 W. 188.6 feet to an iron pin on the south east side of Sutton Drive; thence along the margin of said Sutton Drive, as follows: S. 28.11 W. 30 feet to an iron pin, S. 32.15 W. 30 feet to an iron pin, and S. 34.54 W. 30 feet to the beginning.

This is the same property conveyed to **William Lee Starnes** by **Albert L. Smith** by deed of even date, to be recorded herewith.