

GREENVILLE CO. S. C.

State of South Carolina }
COUNTY OF GREENVILLE }

MAY 7 12 56 PM 1957

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: We, Frank Genobles, Jr. and Mary S. Genobles,

hereinafter called the Mortgagor(s), SEND GREETING:

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

hereinafter called Mortgagee, in the full and just sum of Eighty-Five Hundred (\$8,500.00) ----- DOLLARS, to be paid as follows: \$60.00 on June 1, 1957, with like payments of \$60.00 on the same day of each succeeding month thereafter until principal and interest are paid in full, maker reserving the right to liquidate entire balance at any time provided, however, that entire balance shall be subject to payment of a liquidation fee in the event same is refinanced. 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 that parcel or lot of land in Chick Springs Township of Greenville County, State of South Carolina, located near Pleasant Grove Baptist Church and about two miles southeast of the City of Greer, lying east from the old Greenville - Spartanburg Road and on the west side of a new street, designated as Lot No. 27 on a plat of property entitled J.M. Mattox Estate, made by H.S. Brockman, Surveyor, dated November 6, 1952, amended February 25, 1956, and recorded in Plat Book "JJ", page 127, R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING on a stake on the western side of said new street, joint corner of Lots Nos. 25 and 27, and runs thence with the common line of these lots, N. 41.20 W. 200 feet to a stake; thence S. 48.40 W. 100 feet to a stake; thence S. 41.20 E. 200 feet to a stake on the western margin of of said street; thence therewith N. 48.40 E. 100 feet to the beginning corner.

This is the identical property conveyed to the mortgagors by the mortgagee herein by deed of even date and to be recorded herewith. This mortgage is given for the purpose of securing payment of the purchase price on the above described property.

The mortgagors covenant and agree that they will pay all taxes as same become due on the above described property, and that the taxes shall be paid not later than January 15 for any preceeding year, and upon request by the mortgagee they shall exhibit tax receipts for his inspection.