

BOOK 766 Page 162

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WHEREAS We, Charles P. Efstration and Peter Efstration,

are well and truly indebted to

Louie C. Smith

in the full and just sum of Ten Thousand Four Hundred Seventy-two & 50/100/ (\$10,472.50)
Dollars, in and by our certain promissory note in writing of even date herewith, due and payable
~~of the~~ ~~day of~~ ~~XXXX~~
\$1,000.00 six (6) months from date, \$1,000.00 twelve (12) months from date, \$1,000.00 eighteen (18) months from date, \$1,000.00 twenty (20) months from date, \$3,236.00 three (3) years from date and \$3,236.50 four (4) years from date.

It is understood and agreed that mortgagors shall have no prepayment rights and if this debt is anticipated by mortgagors, full interest shall be paid as herein set out.

with interest
from date at the rate of five (5%) per centum per annum
until paid; interest to be computed and paid ^{semi-annually the first} / 2 years and then annually ^{and} if unpaid when due to bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said Charles P. Efstration and Peter Efstration in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery 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

Louie C. Smith, his heirs and assigns: All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina and in the City of Greenville and being a part of Lot I, of Block 6 of the Boyce Subdivision of land according to plat recorded in Plat Book "A", page 90, R.M.C. Office for said Greenville County and having the following metes and bounds:

BEGINNING at a pin on North Street fifty feet from the corner of lots 1 and 2; thence with North Street N. 76-45 E., 50 feet to a pin corner of lots 1 and 2; thence with dividing line between lots 1 and 2 S. 15 1/4 E. 185 feet to corner of lot 2 on an alley; thence with said alley S. 76-45 W. 10 feet to a pin; thence N. 15 1/4 W. 50 feet to pin corner of Mrs. Maude Earle's lot; thence with Earle line S. 76-45 W. 40 feet to a pin; thence N. 15 1/4 W. 135 feet to the beginning corner.

This is a purchase money mortgage.

Paid in full...
This is a purchase money mortgage...
Witness my hand and seal...

RECORDED AND CANCELLED OF RECORD
DAY OF ...
R. M. C. OFFICE, GREENVILLE, S. C.