

APR 15 4 14 PM 1959

The State of South Carolina,
COUNTY OF GREENVILLE

CLAUDE T. SMITH

To All Whom These Presents May Concern: PLEASANT HOMES, INC.,
JAMES P. MOORE and OTIS P. MOORE. SEND GREETING:

Whereas, we, the said Pleasant Homes, Inc., James P. Moore and Otis P. Moore hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents, are well and truly indebted to CLAUDE T. SMITH

hereinafter called the mortgagee(s), in the full and just sum of Nine Thousand Six Hundred Ninety and No/100----- DOLLARS (\$ 9,690.00), to be paid

in three equal annual installments of \$3,230.00 each, beginning on the 15th day of April, 1960, and on the 15th day of April of each year thereafter until paid in full;

, with interest thereon from date at the rate of six (6%) annually interest at the same rate as principal. percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear

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 WE, 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 US, 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 CLAUDE T. SMITH, his heirs and assigns, forever:

ALL that certain piece, parcel or tract of land in Austin Township, in Greenville County, State of South Carolina, on the Northeast side of Old Mill Road, near the Town of Mauldin, containing 40 acres, more or less, and being shown and designated as Tract No. 4 on Plat of Property of Mrs. Corrie L. Smith, made by W. J. Riddle, July, 1939, recorded in Plat Book HH, page 101, RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds:

BEGINNING at an iron pin in the center of the Old Mill Road leading to Mauldin at corner of Tract No. 3 and running thence along the line of Tract No. 3, N. 30-15 W., 1981 feet to a stake, corner of Tract No. 5; thence N. 15 E., 389 feet to an iron pin corner of property now or formerly of J. B. Forrester; thence with the said Forrester property, S. 76-30 E., 1063 feet to a WO on a branch; thence S. 22-30 E., 313 feet to a stake; thence S. 3 E., 190 feet to a stone; thence S. 28 E., 521 feet to a maple stump; thence along the line of property now or formerly of Walter Smith, S. 15-40 W., 297 feet to a stone; thence S. 15-30 W., 317 feet to a stone; and S. 14 E., 317 feet to a point in the center of the road leading to Mauldin, and running thence along the center of said Road, S. 88-15 W., 264 feet to the point of beginning.

THIS is the same property conveyed to us by deed of Claude T. Smith of even date, and this mortgage is given to secure the remaining portion of the purchase price.

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3 on
O'Brien
Book 36
New Deal Book
683
Page 488
Book No
Mortgage
C. Cooper, Jr.