

STATE OF SOUTH CAROLINA } MORTGAGE OF REAL ESTATE

GREENVILLE COUNTY

To All Whom These Presents May Concern:

We, Henry M. Smith, Jr. and Alma C. Smith SEND GREETINGS:

WHEREAS, we the said Henry M. Smith, Jr. and Alma C. Smith

in and by our certain promissory note, in writing, of even date with these presents, are well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just

sum of FOUR THOUSAND and no/100--- (\$ 4,000.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

Forty and no/100--- (\$ 40.00) Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That we, the said Henry M. Smith, Jr. and

Alma C. Smith

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to us, the said

Henry M. Smith, Jr. and Alma C. Smith

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township, shown as Lot #25 on a plat of property of Rockwood Enterprises, Inc., prepared by C. O. Riddle, September, 1958, recorded in the R. M. C. Office for Greenville County in Plat Book "MM" at page 45 and having according thereto the following metes and bounds, to-wit: Beginning at an Iron Pin on the Northeast side of Woodruff Road at the intersection of a County Road, and running thence alongsaid Woodruff Road S.55-35 E.339 feet to an Iron Pin at the front corner of Lot #26; thence along the line of said lot N.34-25 E.289.9 feet to an Iron Pin on the line of Lot #24; thence along the line of said lot N.55-53 W.199.4 feet to an Iron Pin on said County Road; thence along said County Road S.60-19 W.319.8 feet to the point of beginning. This being the same property which was conveyed to mortgagors herein by Rockwood Enterprises, Inc. by Roy A. Trimblay, Pres. and J. Mack Woods, Sect. Treas. by deed recorded in the said office in Deed Book 609, page 109. This property is subject to the protective covenants recorded in Deed Book 608, page 487.

Handwritten notes at the bottom of the page, including "Notarized and Commissioned" and other illegible scribbles.