

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

JUN 30 1 12 PM 1961

GREENVILLE S.C.

To All Whom These Presents May Concern:

I, Tommie C. Smith

SEND GREETING:

WHEREAS, I the said Tommie C. Smith

in and by my certain promissory note in writing of even date with these Presents, am well

and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Two thousand five hundred and no/100 - - - - (\$ 2500.00) Dollars,

with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of

Twenty-seven and 58/100 - - - - (\$ 28.58) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said

Tommie C. Smith, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagee, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, Chick Springs Township, located on the East side of the Reid School Road, near the Town of Taylors, having the following courses and distances:

BEGINNING on an iron pin on the East side of said road, joint corner with lots Nos. 17 and 18, and runs thence with the common line of lots Nos. 17 and 18 N. 68.30 E. 287 feet to an iron pin; thence S. 22.45 E. 90 feet to an iron pin, corner of lot owned by W. B. Harter; thence along the line of the Harter lot S. 68-30 W. 289 feet to an iron pin on the East side of the Reid School Road; thence with said road N. 21.30 W. 90 feet to the beginning corner, being all of Lot No. 17 on a plat of the J. E. Flynn Estate property, less 10 feet formerly conveyed to W. B. Harter.

This is the same property conveyed to me by deed dated October 11, 1954 by Loyd A. Goodson and Elenore S. Goodson and recorded in R. M. C. Office for Greenville County in book 510, page 48.