

MAR 7 10 47 AM 1961



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Willie T. Smith, Jr., and Alice M. Smith, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and to any/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to the FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Fifteen Thousand and No/100 (\$15,000.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein) and shall be evidenced by a subsequent promissory note or notes secured hereby, said note to be repaid with interest at the rate specified therein in installments of

One Hundred Seven and 47/100 (\$ 107.47) Dollars upon the first day of each and every calendar month hereafter in advance until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The payment on said note, if not paid earlier and if not subsequently

extended, will be due and payable 20 years after date. The note further provides 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, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside 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 I/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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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, located in Gantt Township, on By-Pass 291, South Access Road, as shown on a plat of the property of Tena Davis, dated April 1, 1960, by J. C. Hill, L. S., recorded in Plat Book TT at Page 183 in the Office of the R. M. C. for Greenville County, and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of By-Pass 291, South Access Road as shown on the plat, being a joint corner with other property of the grantor; thence S. 3-10 W. 164.3 feet to an iron pin; thence S. 81-30 W. 120 feet to an iron pin; thence N. 11-0-E. 170 feet along Duke Power Company Right-of-way to an iron pin as shown on the plat; thence N. 81-30 E. 100 feet fronting along the By-Pass 291 Access Road as shown on the plat, to the point of beginning, Being the same property conveyed to the mortgagors by deed of Tena Garrett Davis dated April 19, 1960, and recorded in Deed Vol. 648, Page 444.

ALSO: All that piece, parcel or lot of land, together with the improvements thereon, located in Gantt Township, County of Greenville, State of South Carolina, located on By-Pass 291, South Access Road, as shown on a revised plat of the property of Tena Davis, dated February 24, 1961, by J. C. Hill, L. S., recorded in Plat Book VV at Page 55 in the Office of the R. M. C. for Greenville County, and having according to said plat the following courses and distances, to-wit:

BEGINNING AT an iron pin on the south side of By-Pass 291, South Access Road, as shown on the plat, being the front common corner with other property belonging to the grantee, and running thence S. 3-10 W. 164.3 feet along the line of grantee's other property to an iron pin, being the joint back corner with grantee's other property; thence N. 81-30 E. 20 feet to an iron pin; thence N. 3-50 W. 161.6 feet to the beginning corner, being the same property conveyed to the mortgagors by deed of Tena Garrett Davis dated March 14, 1961, recorded in Deed Vol. 670, Page 33.

REVISED 10-1-57

PAID, SATISFIED AND CANCELLED  
First Federal Savings and Loan Association  
of Greenville, S. C.

W. R. Amdt  
Vice President

Witness  
Johnnie E. Miller

SATISFIED AND CANCELLED OF RECORD

30 DAY OF April 19 61  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:01 O'CLOCK P. M. NO. 25689