

MAY 10 2 47 PM 1962

BOOK 889 PAGE 503

STATE OF SOUTH CAROLINA } NORTH
 COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, W. Dennis Smith SEND GREETINGS:

WHEREAS, I, the said W. Dennis Smith

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

sum of NINE THOUSAND and no/100--- (\$ 9,000.00) Dollars,

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

Seventy-five and 95/100--- (\$ 75.95) 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 I, the said W. Dennis Smith

in consideration of the said paid 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 me, the said

W. Dennis 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 O'Neal Township, about one-half mile west from Milford Baptist Church, on the west side of the Groce Meadow Road, being bounded now or formerly by lands of Loney, on the east by the said road and by lands now or formerly owned by Hudson, on the south by lands now or formerly owned by W. A. Clark, and on the west by lands now or formerly owned by B. J. Arledge and A. J. Arledge and W. A. Clark, and being a part of the property conveyed to W. A. Clark by Mrs. Ella P. Groce, and having the following courses and distances, to-wit: Beginning on a point in the said Groce Meadow Road, joint corner of the Pittman tract and on the Hudson line, and runs thence with the said road and the Hudson line N.9-30 W.844 feet to a point in the said road, 30 feet south from the Loney corner; thence parallel and 30 feet from (south) the Loney line S.85-00 W.907 feet to a stake thirty (30) feet south from the Loney iron pin; thence S.15-45 W.346 feet to a stake, old corner of a 23 acre tract; thence S.66-50 E.99 feet to an iron pin, joint corner of the Arledge ten acre lot; thence with the rear line of the Arledges' lot N.86-45 E.417.2 feet to an iron pin, joint corner of the Arledge lot; thence with the eastern line of the Arledge lot S.14-45 E.508.5 feet to a stake on the Arledge line and joint corner of the Pittman tract; thence with the Pittman line N.80-45 E.525 feet to the beginning corner, and containing Fourteen and Sixty Three one-hundredths (14.63) acres, more or less. This being the same property which was conveyed to B. C. Campbell by W. A. Clark by deed recorded in the R. M. C. Office for said county in Deed Book 376, page 339. And being the same property which was conveyed to mortgagor herein by B. C. Campbell by deed dated this date, which deed will be recorded forthwith in the said office.