

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

MAR 24 12 52 PM 1964

BOOK 953 PAGE 163

OLLIE F. FARNSWORTH R. M. C.

To All Whom These Presents May Concern:

I, Claudie Wendell Smith

SEND GREETING:

WHEREAS, I the said Claudie Wendell 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 Four thousand two hundred eighty five and 69/100 - - - (\$ 4,285:69) 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

Forty nine and 97/100 - - - - - (\$ 49.97) 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 Claudie Wendell 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 mortgagor 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, in the City of Greer, on the east side of Poplar Drive, formerly new Pelham Road, and having the following metes and bounds, courses and distances, to wit: BEGINNING at iron pin on the East side of Poplar Drive, corner of Rochester's lot (formerly owned by W. E. Sloan); thence along east side of Poplar Drive sixty-six (66) feet to an iron pin, corner of lot now or formerly owned by J. R. Greene; thence in an easterly direction (well on line) three hundred twenty-six (326) feet to iron pin on a ditch; thence down ditch in southern direction sixty-five (65) feet to an iron pin, corner of Rochester's lot formerly owned by W. E. Sloan, thence along line of said lot three-hundred twenty (320) feet to the beginning corner. (2-1-39-40), and being the same conveyed to Charlie L. Brannon and Mary R. Brannon by Claudie Wendell Smith and recorded in the R. M. C. Office for Greenville County in Book 677 page 8.

This is the same property conveyed to me by deed dated February 26, 1964 by Charlie L. Brannon and Mary R. Brannon to be recorded in the R. M. C. Office for Greenville County.

Paid January 5, 1967
Citizens B & L Association
Greer S. C.
W. A. Medlock Pres. Treas.
Witness - Betty B. Kennette

SATISFIED AND CANCELLED OF RECORD
13 DAY OF Jan. 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:17 O'CLOCK P. M. NO. 16781