

98-11

GREENVILLE CO. S. C.

BOOK 1105 PAGE 213

MORTGAGE OF REAL ESTATE
JUN 4 2 34 PM 1968

State of South Carolina
COUNTY OF GREENVILLE

ELLIE M. WORTH
R. M. C.

To All Whom These Presents May Concern:

We, Joe K. Smith and Margaret G. Smith SEND GREETING:

WHEREAS, we the said Joe K. Smith and Margaret G. Smith
in and by our certain promissory note in writing of even date with these Presents, are well
and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of
Twenty Thousand Five Hundred and no/100 - - (\$ 20,500.00) 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

One Hundred Eighty Four and 27/100 - - - (\$ 184.27) 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 we the said Joe K. Smith and
Margaret G. 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 us the said mortgagors 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, designated
as Lot No. 74, Section 2, of POINSETTIA Subdivision, said Subdivision being situated
within the corporate limits of the Town of Simpsonville, plat of said Subdivision
being recorded in the R. M. C. Office for Greenville County in Plat Book BBB at page
199.

A more particular description of said above numbered lot may be had by reference to
said plat.

The above numbered lot was conveyed to Piedmont Lumber & Builders, Inc. by deed of
Poinsett Realty Company, to be recorded.

This is the same property conveyed to us by deed dated September 27th, 1968 by
Piedmont Lumber & Builders, Inc., to be recorded in the R. M. C. Office for Greenville
County.

ALSO: 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, lying on the North side of U. S. Highway #29,
in the City Limits of Greer, being shown on a plat prepared for Joe K. Smith, by G. A.
Wolfe, R. S. October 26, 1963, being more particularly described as follows:

BEGINNING at an iron pin on the Highway Right-of-Way and running thence N. 9-05 W. 287
feet to an iron pin; thence S. 88-45 E. 104 feet to an iron pin, on the Duncan Line;
thence S. 8-42 E. 268.7 feet to an iron pin, on the Highway right-of-way; thence along
said Highway right-of-way, S. 82-25 W. 104 feet to the point of beginning.

This being a portion of the same property conveyed to Joe K. Smith by D. Vincent Duncan,
by deed recorded in the R. M. C. Office for Greenville County.

RECORDED AND CANCELLED BY REC'D
4th DAY OF June 1968
11:06 A 34897

FOR DEPOSITION... 70 1490