

The State of South Carolina,  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.  
JAN 5 3 39 PM '70

To All Whom These Presents May Concern **OLLIE FARNSWORTH**  
R. H. C.

SEND GREETING:

Whereas, the said **THE TWENTY-ONE INVESTMENT GROUP**

hereinafter called the mortgagor(s) in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to **WILLIE MAUDE PHILLIPS SMITH**

hereinafter called the mortgagee(s), in the full and just sum of Eighty-Eight Thousand Three Hundred Seventy-Five and No/100-----DOLLARS (\$ 88,375.00), to be paid as follows: the sum of \$32,125.00 to be paid on January 5, 1971, the sum of \$28,125.00 to be paid on January 5, 1972, with a balance of \$28,125.00 to be paid on January 5, 1973

lished and published with interest thereon from date at the prime rate of interest established by the South Carolina National Bank of Charleston, S. C. (Greenville City and one branch) - the current prime interest rate being January 5, 1971 and annually thereafter until paid in full; all interest not paid when due to bear interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That 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 mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Willie Maude Phillips Smith, her Heirs and Assigns, forever:

ALL that parcel or tract of land situate on the Southwest side of Simpson Street, near the City of Greenville, in Greenville County, S. C., and having, according to a survey made by Piedmont Engineers & Architects, May 24, 1969, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-D, Page 45, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Simpson Street at the Northwest corner of the property herein described and running thence along the center of Simpson Street, S 55-50 E, 691 feet to an iron pin; thence S 34-24 W, 739.8 feet to an iron pin; thence along the line of property now or formerly of Hughes, N 82-06 W, 497.3 feet to an iron pin; thence still along the line of property now or formerly of Hughes, N 15-36 E, 853.5 feet to an iron pin; thence S 74-24 E, 95.1 feet to an iron pin; thence N 15-10 E, 184.2 feet to an iron pin in the center of Simpson Street, the beginning corner, and containing according to said plat 12.82 acres, more or less.

This is the same property conveyed to The Twenty-One Investment Group, a limited partnership under the S. C. Uniform Limited Partnership Act by Willie Maude Phillips Smith, by deed of even date herewith; and this mortgage is given to secure the balance of the purchase price of said property.