

State of South Carolina

GREENVILLE CO. S.C. 1007-11-453

OCT 27 9 13 AM '71

COUNTY OF

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern: I, W. Dennis Smith

the Mortgagor(s); SEND GREETING: hereinafter called

WHEREAS, the said Mortgagor(s) in and by his certain promissory note in writing, of even date with these Presents, is well and truly indebted to The Peoples National Bank, a

Corporation, hereinafter called Mortgagee, in the full and just sum of Thirteen Thousand and No/100 DOLLARS, to be paid in monthly installments of Four Hundred Four and 39/100 (\$404.39) beginning November 15, 1971

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be computed and paid monthly, as stated above

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, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount 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 according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee 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 Mortgagee, The Peoples National Bank, a Corporation, and its successors and assigns forever:

All that certain parcel or tract of land containing 18.60 acres, more or less, situated on the east side of the road leading from State Highway No. 101 by the Perry Smith place toward O'Neal, about three miles northwestward from the City of Greer, in O'Neal Township, Greenville County, South Carolina, and having courses and distances according to survey and plat by John A. Simmons, RLS, dated August 9, 1960, as follows, to-wit:

Beginning at a nail in the said road leading to Highway No. 101, and running thence along the Chandler line, S 89-05 E 710 feet to an iron pin; thence N 3-30 E 294 feet to an iron pin; thence S 89-30 E 812 feet to an iron pin; thence along line of Valley Haven Acres, N 0-25 E 681 feet to an iron pin; thence S 82-33 W 1049.5 feet to an iron pin; thence S 22-03 W 482 feet to an iron pin; thence S 44-03 W 473 feet to a nail in the road referred to above; thence along said road, S 27-47 E 19.4 feet to the beginning corner, less therefrom the following Lots 1, 5, 6, and 7 as shown on Plat of Property of W. Dennis Smith Dated June 10, 1971 by Dan P. Leach, and also Lot containing 1.14 acres as shown on Plat of August 9, 1960 referred to above.

Also:

All that lot of land located the Greenville County, South Carolina, O'Neal Township approximately 3 miles Northwest of Greer, containing 3 acres more or less and being shown on a Plat entitled Proper of W. Dennis Smith dated March 30, 1968 by John A. Simmons, on the North side of County, less therefrom Lots 3, 4, 9, and 10.