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MORTGAGE OF REAL ESTATE

BOOK 1273 PAGE 418

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 23 12 00 PM '77
JENNIE S. TANKERSLEY
R.H.C.

To All Whom These Presents May Concern:

We, Beryl B. Smith and Mary G. Smith

SEND GREETING:

WHEREAS, we the said Beryl B. Smith and Mary 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 Five Thousand Seven Hundred and No/100 - (\$ 5,700.00) Dollars, with interest from the date hereof at the rate of eight per cent (8 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Sixty One and 70/100 - (\$ 61.70) 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 Beryl B. Smith and Mary 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 mortgagor^{us} 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, Grove Township, containing one (1) acre more or less, adjoining lands now or formerly of H. H. Garrison, Rehobeth Church and others, and having the following metes and bounds to wit:

BEGINNING at an iron pin in the center of Grove Road, at corner of the Rehobeth church property and running thence along the Grove Road, S. 26 W. 143 feet to center of Grove Road; Thence S. 17½ E., 314 feet to pin; thence N. 19 E., 143 feet to a stone, corner of said church property; thence with the line of the said church property N. 71½ W., 298 feet to the beginning corner.

This is the same proerty conveyed to Edgar Boyce Sr. by James E. Gillespie by deed recorded in deed book 751 page 111, Greenville County R. M. C. Office.

This is the same conveyed to Williams J. Lollis and Betty Lollis by deed dated November 30, 1962 recorded in deed book 762 pge 362 by Donald Spence and Sandra W. Spence.

This is the same conveyed to us by William J. Lollis and Betty Lollis by deed dated March 24, 1967 and recorded in deed book 816 page 556 recorded in the R. M. C. Office for Greenville County.