

MORTGAGE OF REAL ESTATE FILED

GREENVILLE CO. S. C.

State of South Carolina }
COUNTY OF GREENVILLE }

AUG 28 11 47 AM '73
DONNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

We, James Frank Smith and Betty W. Smith

SEND GREETING:

WHEREAS, we the said James Frank Smith and Betty W. 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
Ten Thousand and No/100 (\$ 10,000. 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 Ninety-Five and 57/100

(\$ 95.57) 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 James Frank Smith
and Betty W. 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, 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, near Pleasant Grove Baptist Church and Southeast therefrom, on the
east side of Mullinax Road, shown and designated as lot number TWENTY SIX (26) on a
plat of property made for the W. A. Mullinax Estate by H. S. Brockman, surveyor, dated
October 31, 1952 and recorded in the R. M. C. Office for Greenville County in Plat
Book "T" page 477, and having the following courses and distances: Beginning on
iron pin on the east margin of said road joint corner of Lots Nos. 26 and 28, and
runs thence N. 57 E., 194 feet to iron pin; thence S. 37-25 E., 77.8 feet to iron
pin; thence S. 53-10 W., 188.3 feet to iron pin on the eastern margin of said road;
thence therewith N. 43-30 W., 87 feet to the beginning corner.

This is the same conveyed to Alvin Howard by Donald W. Elder by deed recorded
in Deed Book 696 page 96, Greenville County R. M. C. Office.

This is the same conveyed to us by Alvin Howard by Deed dated August , 1973
to be recorded in the R. M. C. Office for Greenville County.



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