

State of South Carolina

COUNTY OF GREENVILLE

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S. C.  
APR '82  
WASLEY

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To All Whom These Presents May Concern:

We, Alvin G. Pelton and Cheryl L. Pelton, hereinafter called the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by their certain promissory note in writing, of even date with these Presents, are well and truly indebted to Louis P. Smith and Charles P. Smith, Jr.

hereinafter called Mortgagee, in the full and just sum of

FIFTY-FIVE THOUSAND AND NO/100 (\$55,000.00)-----DOLLARS, to be paid in monthly installments of \$550.00 each, payable respectively on the Fifteenth day of July next hereafter, and on the same day in each succeeding month until paid in full, said payments to be first applied in payment of interest, balance in reduction of principal. With the privilege of anticipation on any payment due date.

with interest thereon from date at the rate of 11½ per centum per annum, to be computed and paid monthly

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, Louis P. Smith and Charles P. Smith, Jr., their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, in the City of Greer, South Carolina, lying on the east side of Green Street and on the south side of Marion Avenue (formerly Finley Street), being all of Lot No. 6 and part of Lot No. 5 as shown on plat of property of J.N. Finley, said plat made by H.S. Brockman, Surveyor, December 21, 1936, recorded in Plat Book 4-B, page 189, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the east side of Green Street, joint corner of Alvin Satterfield's lot, and runs thence with the Alvin Satterfield line S. 70-20 E. 150.6 feet to an iron pin in driveway (iron pin also back on line at 8 feet); thence N. 14-55 E. 75.8 feet to an iron pin on the south side of Marion Avenue and on the west edge of the said driveway; thence with the south side of Marion Avenue N. 61-56 W. 154.6 feet to an iron pin at the intersection of Marion Avenue with Green Street; thence with the east side of Green Street S. 14-55 W. 98.7 feet to the beginning corner.

A triangle off of the above described lot having the following courses and distances: BEGINNING on the iron pin on the south side of Marion Avenue and on the west edge of the above mentioned driveway and running S. 14-55 W. 75.8 feet to an iron pin in the said driveway; thence N. 70-20 W. 8 feet to an iron pin on the Satterfield line; thence back to the beginning iron pin, is to remain open for the purposes of ingress and egress to two lots that lie south of the within described lot.

Said property is conveyed subject to all easements, rights of way, protective covenants and zoning ordinances, if any, of record or apparent on the premises.

Said property being the same conveyed to Charles P. Smith by deed of J.N. Finley, recorded April 8, 1952 in Volume 454, Page 230, and devised to grantors herein under the will of Charles P. Smith, File 1682-7, Probate Court for Greenville County.

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