

FEB 15 10 21 AM 1954

BOOK 586 PAGE 433  
OLLIE FARNSWORTH  
R. M. C.

State of South Carolina,

County of Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Fred Edgar Smith and Gloria S. Smith SEND GREETINGS:

WHEREAS, we the said Fred Edgar Smith and Gloria S. Smith

in and by OUR certain promissory note, in writing, of even date with these presents, ARE well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just

sum of THIRTY-FIVE HUNDRED and no/100 (\$ 3,500.00 ) Dollars,

with interest at the rate of six ( 6 % ) per centum per annum, to be repaid in installments of

Thirty-five and no/100 (\$ 35.00 ) Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That we, the said Fred Edgar Smith and Gloria

S. Smith

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to us, the said

Fred Edgar Smith and Gloria S. Smith

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Greer, on the South side of Bennett Street (formerly known as 19th Street), and having the following courses and distances, to-wit: Beginning at an Iron Pin on the South side of Bennett Street, corner of the Smith property, and running thence with the South side of Bennett Street S.87-35 W.50 feet to corner of lot no. 5 of the W. A. Rogers Estate as shown on plat prepared by R. E. Dalton, Surveyor, dated March, 1924, and running thence along line of said lot no. 5 S.6-40 E.169 feet to the J. W. Taylor property line, thence with the J. W. Taylor property line N.87-00 E.50 feet to an Iron Pin, corner of the Smith property, thence along the line of the Smith property N.6-40 W.169.5 feet to the beginning point. This being the same property which was conveyed to Phyllis H. Barnett by Oliver G. Wood by deed recorded in the R. M. C. Office for said County in Deed Book 268, page 325. Phyllis H. Barnett conveyed one-half undivided interest in said lot to Marshall B. Barnett by deed recorded in said office in Deed Book 330, page 41. And being the same property which was conveyed to mortgagors herein by Marshall B. Barnett and Phyllis H. Barnett by deed to be recorded forthwith in said R. M. C. Office.