REAL ESTATE MORTGAGE

State of South Carolina,

County of	GREENVI LLE
tinunty of	

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE CO. S. (

[,	JACK SMITH,	hereinafter	called	Mortgagor,	SEND	GREETINGS:
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WHEREAS,	HIEXESSING JACK SMI	ITH AUTOMATIC TRANSMISSION SERVICE, I	INC.				
HEXHAMICA XANKARAHI	recognition and byits	certain Note or obligation bearing					
even date herewith,	stand indebted, firmly held and	d bound unto THE CITIZENS AND SOUTHERN					
		called Mortgagee, in the full and just principalDollars (\$ 17,000.00_),					
with interest thereon payable in advance from date hereof at the rate of9 % per annum; the prin-							
cipal of said note tog	gether with interest being due and	payable in (_36)					
monthly		installments as follows:					
	[Monthly, Quarterly, Semi-annual or Annual]						
Beginning on	January 19	, 19_75, and on the same day of					
each month	ly	period thereafter, the sum of					
Five Hundred	Forty and 41/100ths	Dollars (\$_540.41)					
and the balance of s	said principal sum due and payab	le on the 19th day of December, 1977.					

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of __9___% per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

Spartanburg , South Carolina, or at such other place as the office of the Mortgagee in

of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery 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 following described real estate, to-wit: *this endorsement

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in Ward 3 of the City of Greenville, on West Broad Street and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on said West Broad Street, which pin is 55 feet eastward from the southeastern corner of West Broad and Jackson Streets and running thence parallel with Jackson Street S.17-30 W. 100 feet to a stake on an alley; thence with said alley and parallel with West Broad Street S. 72-30 E. 45 feet to a stake; thence N. 17-30 E. 100 feet to an iron pin on West Broad Street; thence along said West Broad Street N. 72-30 W. 45 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by deed recorded in the RMC Office for Greenville County in Deed Book 876, at Page 189.



1-04-111-Real Estate Mortgage

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