

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT M. SMITH and MELRIE M. SMITH of
FOUNTAIN INN, SOUTH CAROLINA, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

LIBERTY LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of SOUTH CAROLINA, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of SIX THOUSAND AND NO/100--- Dollars (\$ 6,000.00), with interest from date at the rate of four & one-quarter per centum (4 1/4 %) per annum until paid, said principal and interest being payable at the office of LIBERTY LIFE INSURANCE COMPANY in GREENVILLE, SOUTH CAROLINA, or at such other place as the holder of the note may designate in writing, in monthly installments of THIRTY-SEVEN AND 20/100 --- - - - - Dollars (\$ 37.20), commencing on the first day of DECEMBER, 19 52, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of NOVEMBER, 19 72.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of GREENVILLE, State of South Carolina:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the Town of Fountain Inn, County of Greenville, State of South Carolina, on the Southwest side of Fairview Drive, and being shown as all of Lot 7 on plat of property of Blake P. Garrett, prepared by Piedmont Engineering Service, February 16, 1951, which plat is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book Z, at page 140, and having according to a recent survey and plat of the property of Robert M. Smith and Melrie M. Smith, prepared by Piedmont Engineering Service, on August 18, 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Fairview Drive, at the joint front corner of Lots 6 and 7, and which point is 475 feet Northwest of the intersection of Fairview Drive with the Northwest side of the Georgia Road; and running thence along the line of Lot 6, S. 26-23 W. 160.1 feet to an iron pin; thence N. 63-44 W. 75.03 feet to an iron pin at the rear corner of Lots 7 and 8; thence with the line of Lot 8, N. 26-23 E. 161.3 feet to and iron pin on the Southwest side of Fairview Drive; thence with the Southwest side of said Drive as the line, S. 63-37 E. 75.0 feet to point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that he

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