

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

OLLIE J. SMITH

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. W. Smith

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto R. O. Nichols

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three Thousand Sixty-Nine and 41/100-----

DOLLARS (\$ 3069.41),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid: one year after date, with interest thereon from date at the rate of six per cent, per annum, to be computed and paid annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

on the northern side of Leland Circle, near the City of Greenville, being shown as lot # 4 on a plat of Blueberry Park, which plat is recorded in Plat Book BB at Page 18, and described as follows:

BEGINNING at a stake on the northern side of Leland Circle, 165 feet west from Hunt's Bridge Road at corner of lot 3; thence running with the northern side of said Leland Circle, S. 68-10 W. 80 feet to a stake at corner of lot # 5; thence with the line of said lot, N. 21-50 W. 151.5 feet to a stake; thence N. 72-38 E. 80.4 feet to a stake at the corner of lot # 3; thence with the line of said lot, S. 21-50 W. 145.3 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by Wilmer C. Westbrook by deed to be recorded.

It is understood that this mortgage is junior in lien to a mortgage held by Independent Life & Accident Insurance Company in the original sum of \$8200.00 recorded in Book of Mortgages 678 at Page 486.

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 herefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.