

FILED

MORTGAGE OF REAL ESTATE—Offices of Price & Poss. Attorneys at Law, Greenville, S. C.

JAN 30 12 26 PM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, J. Harold Smith

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

WHEREAS, the Mortgagor is well and truly indebted unto Dewey B. Smith and Mildred F. Smith (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

FIFTY-FIVE HUNDRED & NO/100 - - - - - DOLLARS (\$ 5500.00),

due and payable in consecutive monthly installments commencing one month after date as follows: Six (6) consecutive monthly installments of One Hundred and Fifty Dollars (\$150.00) for the first six months and thereafter in consecutive installments of One Hundred (\$100.00) Dollars per month until paid in full, said payments to apply first against interest and the balance against principal. The right is given to anticipate in full or in part at any time

with interest thereon from date at the rate of three per centum per annum, to be paid: as stated above

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, near the City of Greenville, located on the Southeasterly side of Laurens Road, being known and designated as Lot No. 23 of the property of E. G. Glenn, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book F, at Page 148, and having according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Laurens Road, which iron pin is 50 feet in a Southeasterly direction from the Southeastern intersection of Laurens Road and Grace Street, joint corner of Lots Nos. 23 and 24; thence along the joint line of said lots S. 34-19 W, 175 feet to an iron pin, rear joint corner of said lots; thence along the joint line of Lots Nos. 23 and 29 S. 55-41 E. 50 feet to an iron pin, rear joint corner of Lots Nos. 22 and 23; thence along the joint line of said Lots N. 34-19 E. 175 feet to an iron pin in the line of Laurens Road; thence along the Southwesterly side of Laurens Road N. 55-41 W. 50 feet to the point of beginning.

This is a purchase money mortgage and is the identical property conveyed to the mortgagor by deed of the mortgagees of even date.

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 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.