

FILED
GREENVILLE CO. S. C.
NOV 17 10 55 AM 1963
OLLIE F. JAMESWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Harrison Rearden

(hereinafter referred to as Mortgagor) is well and truly indebted unto Willie T. Smith, Jr. and Anna M. 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 Six Hundred Twenty Seven and 50/100

Dollars (\$ 627.50) due and payable in monthly installments of Twenty Eight Dollars and Thirty Four Cents (\$28.34) each; first installment of \$28.34 is due the 1st day of December, 1961 and then a like installment is due on the first day of each month thereafter until paid in full

with interest thereon from date at the rate of Four per centum per annum, to be paid: monthly

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, being shown as Lot No. 3 on plat of property of J. H. Mauldin, made by C. C. Jones and Associates, August, 1955, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book II, page 197, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Old Augusta Road, at joint front corner of Lots 7 and 3, and runs thence along the line of Lot No. 7, S. 81 - 02 E. 151.6 feet to an iron pin; thence S. 8 - 58 W. 60 feet to an iron pin; thence with the line of Lot No. 9, N. 81 - 02 W. 140.8 feet to an iron pin on the East side of Old Augusta Road; thence along Old Augusta Road, N. 1 - 27 W. 60.6 feet to the beginning corner.

THIS lien is second and junior to a mortgage executed to the Pilgrim Health and Life Insurance Company as noted in Mortgage Book 870 at page 517 in the Office of the R. M. C. for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid and satisfied this 1st day of December, 1963.

Witness:
Fred D. Garrett

Willie T. Smith, Jr.
Anna M. Smith

Virginia Lambkin

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April 64
Ollie Jamesworth
11:31 a. 29750