

DEC 14 1 59 PM 1961

BOOK 877 PAGE 13

GREENVILLE
OLLETT'S WORTH
MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES LARRY SMITH

Greenville, S. C. , hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto AIKEN LOAN & SECURITY 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 Ten Thousand Nine Hundred Dollars (\$ 10,900.00), with interest from date at the rate of five & 1/4 per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of Aiken Loan & Security Company in Florence, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty-five and 40/100 ----- Dollars (\$ 65.40), commencing on the first day of February , 19 62, 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 January , 19 87.

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 lot of land in the county of Greenville, state of South Carolina, shown on plat entitled "Property of James Larry Smith" made by R. W. Dalton, Engineer, December 1961 recorded in the RMC Office for Greenville County in plat book ZZ page 105 and having according to said plat, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin at the northwest corner of the intersection of Poor House Road and a private road; thence with the north side of Poor House Road N. 66-01 W. 250 feet to an iron pin corner of Bridges property; thence with the line of said property N. 23-59 E. 250 feet to an iron pin; thence turning and continuing with the Bridges property S. 66-01 E. 141 feet to an iron pin on the west side of said private road; thence with the curve of the west side of said road S. 13-10 W. 123.3 feet to an iron pin; thence continuing S. 9-30 E. 154.8 feet to the beginning corner.

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 the