

887 PAGE 571  
RECORDED  
GREENVILLE CO. S. C.  
APR 20 10 28 AM. 1962  
OLLIE MANN WORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Rosa Mae Green Smith (formerly Rosa Mae Green)

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eunice A. Baswell, her Heirs and Assigns forever:

(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 -----

Two Thousand and No/100 ----- Dollars (\$ 2,000.00 ) due and payable

\$300.00 on principal each six months after date, with the privilege to anticipate payment of part or all after one year,

with interest thereon from date at the rate of seven per centum per annum, to be paid semi-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

All that piece, parcel or tract of land in Saluda Township, Greenville County, State of South Carolina, being known and designated as Tract No. 2 of Property of Zion McKensie Estate as shown on Plat recorded in Plat Book II, Page III and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin a short distance West of the State Highway which leads from U. S. Highway 25 to the Charlie Goodwin Bridge, and which iron pin is at the joint front corner of Tract No. 2 and 1A and running thence N. 27-17 W. 355 feet to an iron pin, joint front corner of Tracts Nos. 2 and 3; thence along the line of Tract No. 3, S. 62-30 W. 1601 feet to an iron pin, joint rear corner Tracts Nos. 2 and 3 and in the line of property now or formerly belonging to Clarence Green; thence along the Green line S. 27-30 E. 355 feet to an iron pin, joint rear corner of Lots Nos. 1A and 2; thence along the line of Lot No. 1A, N. 62-30 E. 1600 feet to the beginning corner and containing 13.03 acres, more or less.

The above is the same property conveyed to the mortgagor by deed of C. M. Green, dated April 9, 1955, and recorded in the R. M. C. Office for Greenville County in Deed Book 523, Page 201.

Together with all and singular rights, members, herditaments, 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.