

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.
JAN 12 11 23 AM 1963
OLLIE FRANKSWORTH
R. M. C.

WHEREAS, Eugene Smith and Lillie Mae Smith,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. F. Cato

(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

One Thousand Five Hundred and No/100 --- Dollars (\$ 1,500.00) due and payable

On Demand.

with interest thereon from date at the rate of six per centum per annum, to be 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, ~~his successors and assigns~~ his Heirs 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, City of Greenville, being all of Lot No. 7 and the Eastern portion of Lot No. 8 on Plat of Queens Heights made by N. O. McDowell, Jr., and J. P. Moore, November 1944, recorded in Plat Book O, at page 87, R. M. C. Office for Greenville County, and being more particularly described as follows:

BEGINNING at an iron pin on the Southwest side of Pack Street (Alley), corner of Lots Nos. 6 and 7; thence with the rear line of Lots Nos. 6, 5 and 4, S. 21-45 W. 117.5 feet to an iron pin; thence N. 68-43 W. 47 feet to an iron pin in the rear line of Lot No. 8; thence with the new line through Lot No. 8, N. 21-45 E. 116.4 feet to an iron pin on the Southwest side of Pack Street (Alley); thence with the Southwest side of said Street, S. 69-48 E. 47 feet to the beginning corner.

Being the same property conveyed to the Mortgagors by Frank Sales, Jr., et al, by Deed of even date herewith to be recorded.

It is understood that this Mortgage is junior in lien to certain Mortgage now held by the Peoples National Bank, Greenville, S. C., as Trustee, which appears of record in the R. M. C. Office for Greenville County, S. C.

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 absoluto, 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.

Handwritten notes and signatures at the bottom of the page, including "Paid on full satisfaction of..." and "The Mortgagor..."