

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 917 PAGE 461

APR 2 2 09 PM 1963

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FANSWORTH
R.M.C.

WHEREAS, I, Frank H. Smith (also known as Frank Henry Smith, Jr.)

(hereinafter referred to as Mortgagor) is well and truly indebted unto Citizens Bank

(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 - - - - -

Dollars (\$ 1,000.00) due and payable

with interest thereon from date at the rate of 6 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, 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, Fairview Township, containing eighteen and thirty-two one hundredths (18.32) acres, more or less, and being bounded on the North by lands of the Wilcoon Wood Estate, formerly of the First Carolinas Joint Stock Land Bank; on the East by lands of now or formerly G. A. Fowler; on the South by lands now or formerly of G. A. Fowler, on the West by lands now or formerly Wilcoon Wood, formerly of The First Carolinas Joint Stock Land Bank, and being shown and delineated as Tract No. 4 on part of survey made by A. I. Schisler, Surveyor, June 5, 1940, said Plat of record in the Office of the R. M. C. for Greenville County, S. C., in Plat Book N., Page 7. This being the identical tract of land conveyed to the mortgagor by deed of Pearl Bagwell Smith on the 14th day of January, 1947, of record in said R. M. C. Office in Deed Book 305, Page 327. Said deed being made to Frank H. Smith and said mortgagor represents that Frank H. Smith and Frank Henry Smith, Jr., are one and the same person.

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.

19 day
Rec. 1/63
Citizens Bank
Mountain View, N.C.
Leop. W. ...
W. D. Abernethie

RECORDED IN RECORD
21-1-63
Rec. 1/63
Ollie Fansworth
1:47 P.M. 17777