

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 941 PAGE 569

TO ALL WHOM THESE PRESENTS MAY CONCERN

NOV 27 3 56 PM 1968

OLLIE L. WORTH
R.M.C.

WHEREAS, We, Ralph C. Smith and Lorena L. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CAROLINA MORTGAGE COMPANY

(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 One Hundred Sixty Two and 62/100

Dollars (\$ 2, 162, 62) due and payable

\$50.80 a month beginning January 1, 1964; payments to be applied first to interest, balance to principal, the last payment due December 1, 1968,

with interest thereon from date at the rate of six (6%) 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 Mortgagee 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, known and designated as Lot No. 106, plat of Tamer Cordell Subdivision, as per plat recorded in the R. M. C. Office for Greenville County in Plat Book "V", at Page 198, said lot having a frontage of 68 feet on the southwesterly side of Alabama Avenue, a depth of 200 feet on the northwestern side, a depth of 200 feet on the southeastern side and 61 feet across the rear. This being the same property conveyed unto the Mortgagors herein by deed recorded in Deed Book 508, at Page 404 and dated September 21, 1954. It is expressly understood that this is a second mortgage subject only to that first mortgage given to C. Douglas Wilson & Co. dated September 21, 1954 in the original amount of \$7,000.00 recorded in Mortgage Book 610, at Page 171.

ALSO: All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 198, Section 1, of the Subdivision of Abney Mills, recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", at Pages 56-59, according to said property the above described property is known as No. 9 Cooper Street and fronts thereon 90 feet. This being the same property conveyed unto the Mortgagors herein by deed recorded in Deed Book 624, at Page 369 dated May 12, 1959. It is expressly understood that this is a second mortgage subject only to that first mortgage given to First Federal Savings & Loan Assn. dated May 25, 1959 in the original amount of \$3,925.00 recorded in Mortgage Book 789, at Page 541.

ALSO: One 1958 Edsel Automobile, Model W81G, Serial #W8UG701196.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ASSIGNMENT

For value received, the undersigned hereby transfers, sets over and assigns all of its right, title and interest in and to this mortgage to Southeastern Fund, a Corporation without recourse.

Witness:

FIRST CAROLINA MORTGAGE COMPANY

Thomas L. Briney

BY *Samuel A. Bennett*

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.