

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

NOV 29 2 01 PM 1963

MORTGAGE OF REAL ESTATE

BOOK 942 PAGE 67

OLLIE H. HUGHES TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William C. Smith

(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 Nine Thousand - - - - - Dollars (\$ 9,000.00 ) due and payable

One year after date

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 and in the Town of Fountain Inn, on the West side of Thackston Street, known and designated as Lot No. 2 on a Plat prepared by C. O. Riddle, Surveyor, October 25, 1962, entitled "Property of D. B. Hughes Fountain Inn, S. C.", and having the following metes and bounds, according to said Plat, to wit:

Beginning at an iron pin on the West or Southwest side of Thackston Street, joint corner with Lot No. 1 owned by Johnnie O. Hughes, and running thence with the joint line of Lot No. 1 S. 41-11 W. 180 feet to an iron pin on line of Lot No. 6 and back joint corner with Lot No. 5; thence with the back joint line of Lot No. 5 S. 39-14 E. 104.9 feet to an iron pin, joint corner with Lots Nos. 3, 4 & 5; thence with the joint line of said Lot No. 3 N. 44-20 E. 183.6 feet to an iron pin in the Southwestern edge of said Thackston Street; thence with the Southwestern edge of said Thackston Street N. 41-10 W. 105 feet to an iron pin, the point of beginning, and bounded by Lots Nos. 1, 6, 5, 4 & 3 and said Thackston Street.

This being the identical lot conveyed to the mortgagor by deed of D. B. Hughes April 11, 1963, of record in the Office of the R. M. C. for Greenville County, S. C., in Deed Book 721, Page 122.

There is being completed on the within described premises a modern brick veneer dwelling to be occupied by the mortgagor and family.

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.