

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1022 PAGE 79

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John D. & Minnie Lee Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Fin. Co.

(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 Hundred and Sixty Dollars And no/100

-----Dollars (\$ 960.00 ) due and payable  
at 24 monthly payments at Forty Dollars ea. ( 24 x \$40.00 )

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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

All that certain piece parcel or lot of land situate, lying and being on the Southern side of Pinedale Drive near the city of Greenville, County of Greenville, State of South Carolina, being known and designated as lot no. 11 as shown on a plat prepared by RK Campbell dated May 1950, revised July 9, 1959 entitled Property Plat, P. L. Bruce, recorded in the RMC Office for Greenville County, South Carolina, in plat book MM at page 123 and having according to said plat the following metes and bounds,

Beginning at an iron pin on the southern side of Pinedale Drive at the joint front corner of lots no. 10 & 11 and running thence with the line of lot no. 10 S 19-27E 124.6 feet to an iron pin, thence S 63-10 W 60-50 feet to an iron pin at the joint rear corner of lots no. 11 & 12 thence with the line of lot no. 10 N 19-27 W 132.5 feet to an iron pin on the southern side of Pinedale Drive thence with the Southern side of Pinedale Drive N 70-33 E 60 feet to the point of beginning.

This is a portion of the property conveyed to the grantor herein by deed of P. L. Bruce, Nora B. Bruce, and T. S. Bruce, dated, dated September 14, 1959 and recorded in the RMC office for Greenville County, South Carolina in deed Book 634 at page 194.

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.

SATISFIED AND CANCELLED OF RECORD  
25 NOV 74  
Dennis S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY  
AT 1:21 O'CLOCK P. M. NO. 13191

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 27 PAGE 239