

JUL 29 4 27 PM '69

BOOK 1132 PAGE 507

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, R. D. Keith and B. R. Keith,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Floyd H. Smith and Olfria L. Smith,

(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

Fourteen Thousand Five Hundred - - - - -
Dollars (\$14,500.00) due and payable

in monthly installments of Fifty (\$50.00) Dollars each, commencing September 1st, 1969, and on the first day of each month thereafter, until paid in full. It is expressly understood and agreed that this said note may be paid in part or in full, at any time, in any amount without penalty or notice, with interest thereon from date of the rate of six (6) per centum per annum, to be paid:

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgageor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgageor 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 Mortgageor 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, in the City of Greenville, on the western side of Sumner Street and being known and designated as Lot No. 13, Block "B", as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book A, at pages 122 and 123, and being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin on the western side of Sumner Street, at joint front corner of Lots Nos. 13 and 14, and running thence along the joint lines of said lots, N. 74-45 W. 126.6 feet, more or less, to an iron pin, which pin is 100 feet east of McBee Boulevard; thence in a northerly direction, 50 feet, more or less, to an iron pin in the joint line of Lots Nos. 12 and 13, which point is 100 feet from McBee Boulevard; thence S. 74-45 E. 139.5 feet, more or less, to an iron pin in the western side of Sumner Street; thence with Sumner Street, S. 15-15 W. 50 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed dated July 28th, 1969, and recorded simultaneously herewith.

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 Mortgageor 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 Mortgageor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgageor and all persons whomsoever lawfully claiming the same or any part thereof.