800K**114**0 PAGE 553

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

DE 29 3 34 PM 65 TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH R.M.C.L

WHEREAS. we, William C. Reaves and Barbara F. Reaves

(hereinafter referred to as Mertgager) is well and truly indebted unto C. Mac Smith and Virginia G. Smith

thereinafter referred to as Martipagon) as evidenced by the Martipagor's promissory note of even data herewith, the terms of which are incorporated herein by reference, in the sum of thirty-one hundred and no/100--

Dollars (\$ 3,100,00 ) due and payable at the rate of \$34.44 per month until paid in full, payments to be applied first to interest and the balance to principal, the first payment to be due November 1, 1969, and the remaining payments to be due on the first day of each and every month thereafter until paid in full, with the right to anticipate payment in full at any time,

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

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

(C.NOW, KNOW ALL MEN, That the Mortgagor, in confideration of the aforesald 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 Mortgagoe at any time for advances made to or for his account by the Mortgages, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgages at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargeined, sold and released, and by these presents does grant, bergain, sell and release unto the MACCASALCIANCES DEXICATE MARKET MORE TO THE MACCASALCIANCES DESCRIPTION OF THE MACCASALC

"All that certain piece, percel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Caroline, County of Greenville, in Austin Township, and within the corporate limits of the City of Mauldin, being known and designated as Lot No. 118 of a subdivision known as Glendale, a plat of which is reporded in the R. M. C. Office for Greenville County in Plat Book \*QQ\* at pages 76 and 77, and having the following metes and bounds:

BECTANTING at a point on the northern side of Drury Lane at the joint front corner of Lots Nos. 117 and 118 and running thence N. 11-16 R. 179,9feet to the joint rear corner of Lots Nos. 117 and 118; thence S. 78-44 E. 145 feet to a point on the western side of Rowan Street at the joint corner of Lots Nos. 109 and 118; thence with the western side of Rowan Street, S. 11-16 W. 145.9 feet to a point; thence following the curvature of the northwestern intersection of Rowan Street with Drury Lane (the chord of which is S. 56-16 W. 35.3 feet) to a point; thence with the northern side of Drury Lane, N. 78-44 W. 120 feet to the point of beginning.

ALSO all of that strip of land being a portion of Lot No. 117 on said Plat and adjoining the above described real estate, fronting on Drury Lane 13 feet and 3 inches, being 11 feet and 8 inches on the rear and 170.9 feet, more or less, in depth; and being all of that property conveyed to C. Mac Smith and Virginia G. Smith by deed recorded in Deed Book 693 at page 515, LESS HOWEVER that portion of Lot No. 117 conveyed by C. Mac Smith and Virginia G. Smith by deed xemoximizate to James M. Holoombe recorded in Deed Book 732 at page 146.

This is a purchase money mortgage and is junior in lien to that given by the mortgagors herein to First Federal Savings and Loan Association of Greenville, S. C. on this date.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap perialning, and of all the rents, issues, and profits which may arise or he had thereform, and including all hearing, 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 selzed of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sail, convey or encumbe 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 fawfully claiming the same or any part thereof.