

FILED
GREENVILLE CO. S. C.

BOOK 1204 PAGE 132

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

AUG 25 11 14 AM '71

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Wilson D. Smith and Mary Ellen Smith (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Liberty Life Credit Union

(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

Five Thousand and no/100-----DOLLARS (\$ 5,000.00),
with interest thereon from date at the rate of ^{12.0} - 1 - per centum per month on the unpaid balance
repaid: at the rate of \$111.22 per month. The first payment being due
September 30, 1971 and like payments on the 30th of each month there-
after until paid in full. Payments are to be applied first to interest
and then to principal.

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, on the northern side of Idlewild Avenue, being shown as Lot 48 on a plat of Oakwood Acres Subdivision, Section II, dated May, 1962, prepared by Piedmont Engineering Services, recorded in Plat Book AAA at page 38 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Idlewild Avenue at the joint front corner of Lot 47 and Lot 48 and running thence with Lot 47 N 6-23 W 260 feet to an iron pin at the joint rear corner of Lot 47 and Lot 48; thence, N 54-22 E 88.8 feet to an iron pin; thence, S 13-25 E 134.4 feet to an iron pin at the joint rear corner of Lot 48 and Lot 49; thence, with Lot 49 56-37 E 170 feet to an iron pin on the northern side of Idlewild Avenue; thence, with said avenue, S 83-37 W 95 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed recorded in Deed Book 768 at page 184 in the RMC Office for Greenville County and by deed of Wilson D. Smith to Mary Ellen Smith, said deed to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.