

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

OCT 14 4 44 PM '71

BOOK 1210 PAGE 497

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:  
R. M. C.

WHEREAS, Lawrence E. Smith and Helen P. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 One Thousand Two Hundred Ninety-Six and no/100

Dollars (\$1,296.00---) due and payable

with interest at the rate of seven (7) per cent payable in advance Thirty-Six and no/100 (\$36.00) Dollars per month for a period of Thirty-six (36) months commencing October 15, 1971, and on a like date thereafter until paid in full.

~~with interest thereon from the date of the making hereof to the date of payment thereof~~

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, Being in Bates Township, and containing .56 acres, more or less, lying on the southern side of the Henderson Road. Survey of said land was made by Terry T. Dill, Reg. Land Surveyor, in October, 1947.

SAID LAND begins at an iron pin on southern side of the Henderson Road at the edge of the G. & N. Railroad right-of-way; and runs thence along southern side of said Henderson Road N. 62-25 E. 250 feet to iron pin; thence S. 27-29 E. 100 feet to iron pin; thence S. 62-25 W. 226.7 feet to iron pin; thence N. 27-38 W. 18.7 feet to iron pin; thence S. 62-25 W. 23.73 feet to pin; thence N. 27-29W. 81.3 feet to beginning corner.

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.