

MORTGAGE OF REAL ESTATE - Prepared by EDWARD M. McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1213 PAGE 255

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GREENVILLE CO. S. C.
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, June C. Smith, now by marriage June H. Winterbottom,
(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Company

(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 Eighty-Five Hundred and No/100ths (\$8,500.00)

----- Dollars (\$ 8,500.00) ~~XXXXXXXXXX~~
to be paid according to the terms of the promissory note of even date executed herewith

with interest thereon from date at the rate of 8 3/4 per centum per annum, to be paid: according to the terms of the aforesaid promissory note

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 eastern side of Flamingo Drive, near the City of Greenville, being shown as Lot 11 on a plat of Wade Hampton Gardens, recorded in Plat Book MM at page 199 and described as follows:

BEGINNING at an iron pin on the eastern side of Flamingo Drive, 178 feet north from the curve of said Drive, at the corner of Lot 10, and running thence with the eastern side of said Drive, N. 18-57 E. 100 feet to an iron pin at the corner of Lot 12; thence with the line of said lot, S. 71-03 E. 165 feet to an iron pin in the line of lot 23; thence with the line of Lots 23 and 24, S. 18-57 W. 100 feet to an iron pin at the corner of Lot 10; thence with the line of said lot, N. 71-03 W. 165 feet to the beginning corner.

This is the identical property conveyed to June C. Smith by deed of Frank D. Smith dated January 14, 1970, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 882 at page 516.

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.