

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW

BOOK 1234 PAGE 531

MORTGAGE OF REAL ESTATE

MAY 25 4 28 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, I, Patricia Marlene Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles J. Spillane

(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 thirty-three hundred and fifty dollars-----

-----Dollars (\$ 3,350.00) due and payable
as follows: \$25.00 on the 11th day of each and every month hereafter through and including April 11, 1973; and \$50.00 on the 11th day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of eight per centum per annum, to be computed annually and paid monthly as part of the aforesaid payments,

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, and in Gantt Township, on the South side of a road leading from the Grove Road to the White Horse Road, being known and designated as Lot No. 2 on property of William and Zora Thomson shown on a plat recorded in Plat Book X, Page 140, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at a point in said county road at the joint line of Lots Nos. 1 and 2, and running thence along said county road, S. 79-10 E. 248.5 feet to an iron pin; thence S. 28-20 E. 144.8 feet to an iron pin; thence S. 54-0 W. 216.4 feet to an iron pin, joint rear corner of Lots Nos. 1 and 2; thence N. 27-54 W. 217.3 feet to the beginning corner.

ALSO: All of that certain lot of land in said State, County, and Township, on the South side of road leading from the Grove Road to White Horse Road, being known and designated as Lot No. 1 on property of William and Zora Thomson recorded in the R. M. C. Office for Greenville County in Plat Book X at page 140, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots Nos. 1 and 2 on said County Road (now known as Dixie Circle) and running thence along the joint line of said lots, S. 27-54 E. 217.3 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence S. 84-0 W. 314.8 feet to an iron pin; thence N. 10-10 E. 261.7 feet to said county road; thence 168.1 feet along said county road to the point of beginning, being

LESS HOWEVER all of that property conveyed by Charles J. Spillane to Charles L. Adams and Jean M. Adams by deeds recorded in the R. M. C. Office for Greenville County in Deed Book 848, page 542 and Deed Book 765 at page 600.

This is a purchase money mortgage and the above described property is the same conveyed to the mortgagor herein by the mortgagee herein by deed to be recorded herewith.

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.