

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.

BOOK 1243 PAGE 273

AUG 1 10 67 AM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE
R.M.O.

WHEREAS, WE, John Louis Smith, John Louis Smith, Jr. and May Jo Smith,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. W. Norwood, III.

(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 Hundred Fifty and No/100 Dollars (\$550.00) due and payable \$25.00 on December 15, 1970 and a like amount on the 15th day of each and every month thereafter until paid in full.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: monthly.

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 our right, title and interest, the same being an undivided 2/3 in and

to "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, Butler Township, Roper Mountain Community, and being more particularly described according to plat of property of John Louis and Lovely Azilee Smith dated January 5, 1961, prepared by H. S. Brockman, RS, and having the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Ponder Road which nail is at the western joint corner of property of grantor herein and property hereby conveyed as shown on plat of property of John Louis and Lovely Azilee Smith, recorded in the RMC Office for Greenville County, S. C., in Plat Book AAA, page 7, which nail is further identified as being approximately 240 feet in a southerly direction from the southwest corner of property shown on said plat as Berry Ferguson lot, and running thence along Ponder Road S 9-00 W 200 feet to a nail; thence with property of grantor herein S 81-00 E 436 feet to an iron pin; thence continuing with property of grantor herein N 9-00 E 200 feet to an iron pin; thence continuing with property of grantor herein N 81-00 W 436 feet to the point of beginning.

LESS, that 50 foot lot conveyed by me to John Perry Smith on March 24, 1965, recorded in the RMC Office for Greenville County, in Deed Book 770, page 333.

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.