

REGULATION NO. 22
COMPILED WITH
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1267 PAGE 643

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS we, Ronnie Smith and Rachel Smith, of the County and State aforesaid, (hereinafter referred to as Mortgagor) is well and truly indebted unto Thrift Loan Company, Inc., a corporation,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated hereby by reference, in the sum of **Four Thousand One Hundred Seventy-Six** Dollars (\$4,176.00) due and payable in thirty-six (36) monthly installments of One Hundred Sixteen (\$116.00) Dollars each, commencing April 1st, 1973, and on the first day of each and every month thereafter, until paid in full,

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid after maturity.

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, lying and being in Highland Township on the southwest side of Jordan Road, being bounded on the northwest by lands now or formerly of Young, on the northeast by the said Jordan Road, also known as Highway No. 277, on the southeast by other lands of Thomas G. and Ruth K. Sloan, and on the southwest by lands formerly of Young, now Southern, and being a tract cut out of lands being shown and designated on deed duly recorded in the Office of the R.M.C. for Greenville County in Deed Book 935, at page 357, and having the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of the said Jordan Road (iron pin set back 25 feet), being the joint corner of lands of Young and runs thence with the common line of the Young land of this tract S. 50-22 W. 711 feet to an iron pin, joint corner of Young, Southern and Sloan; thence with the common line of the Southern tract S. 46-30 E. 186.3 feet to an iron pin on the said common line, new corner; thence a new line N. 50-22 E. 689.7 feet to a point in the center of said Jordan Road; thence with the center of the said road N. 39-38 E. 185 feet to the beginning corner, and containing three (3) acres, more or less.

This is the same property conveyed to Ronnie Smith and Rachel Smith, by deed from Thomas G. Sloan and Ruth K. Sloan, dated January 31st, 1973, recorded in the R.M.C. Office for Greenville County, South Carolina, simultaneously herewith.

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.