

MORTGAGE OF REAL ESTATE - Prepared by **PAUL W. SMITH, SR.** & **McPHERSON**, Attorneys at Law
Greenville, S.C. - Greer, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DICKIE S. TANKERSLEY
R.M.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Michael S. Bullock

(hereinafter referred to as Mortgagor) is well and truly indebted unto **PAUL W. SMITH, SR.**

(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

Eight Thousand Five Hundred and no/100----- Dollars (\$ 8,500.00) due and payable at the rate of \$172.35 per month beginning 30 days from date and each month thereafter for 60 months,

with interest thereon from date at the rate of 8 1/2 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 purpose:

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:

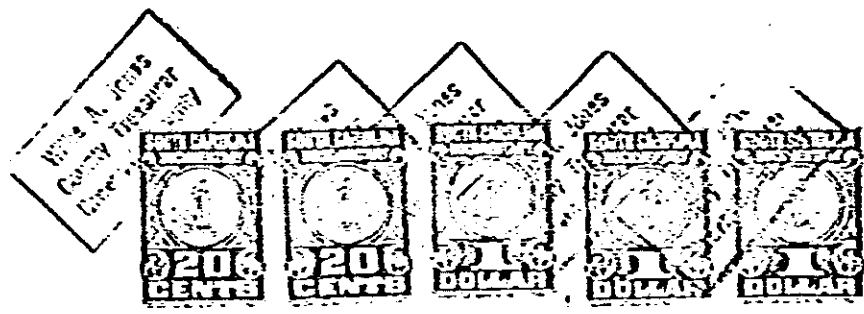
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that piece, parcel or lot of land in O'Neal Township, County of Greenville, State of South Carolina, located about 3 miles North of Greer on the Eastern side of Old Ansel School Road and being shown as the greater part of Lot No. Two (2) on a plat of property made for James E. Pollard by John A. Simmons, Surveyor, dated May 23, 1970, which plat is recorded in R. M. C. Office for Greenville County and having the following metes and bounds, to wit:

BEGINNING in center of said road at corner of Elsie P. Hutchison lot and running thence with center of said road N. 0-52 W. 485.3 feet to point in road; thence N. 10-52 W., 30 feet to corner of lot No. 1 on said plat; thence N. 89-58 E. 469.7 feet along lot No. 1 to Mrs. Perry W. Smith property; thence with Smith property S. 22-12 E. 272 feet to stone and iron pin at corner of W. G. Southern estate; thence with said estate S. 24-30 W., 490 feet; thence N. 62-50 W. 400.4 feet to said road and beginning corner.

ALSO that strip of land adjoining the above on the South and having the following metes and bounds, to wit:

BEGINNING in center of said road at corner of Elsie P. Hutchison and the corner of the above described lot and running thence S. 62-50 E., 400.4 feet to Southern Estate; thence with the Southern Estate S. 24-30 W., 30.5 feet to corner of Elsie P. Hutchison; thence with Hutchison N. 58-30 W., 403 feet to the beginning corner. Both of the above described lots are Lot No. 2 on above described plat and both contain 7.53 acres more or less.



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 whatsoever lawfully claiming the same or any part thereof.

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