

MORTGAGE OF REAL ESTATE

15 12 33 PM '74
DONNIE S. TANKERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Floyd H. Smith and Olfria L. Smith,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Abney Mills Greenville Federal Credit Union, 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 herein by reference, in the sum of Eight Thousand Five Hundred and NO/100- - - - Dollars (\$ 8,500.00) due and payable in equal monthly installments of One Hundred Forty-One Dollars and Sixty-Seven (\$141.67) Cents each, commencing on the 15th day of August, 1974 and 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 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, in the City of Greenville, on the Southwesterly side of Byrd Boulevard, being known and designated: s the Southerly portion of Lot No. 132, as shown on a plat of Traxler Park, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "F", at Page 114 and 115, and having, according to a more recent plat prepared by Piedmont Engineers Service, dated January 24th, 1955, entitled "Property of James Norman Black, Jr.", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Byrd Boulevard at the joint front corner of Lots Nos. 131 and 132, and running thence with the Southwesterly side of Byrd Boulevard N. 17-19 W. 85 feet to an iron pin 15 feet in a Southeasterly direction from the joint front corner of Lots Nos. 132 and 133; thence a new line through Lot No. 132 S. 66-52 W. 203.9 feet to an iron pin 15 feet in a Southeasterly direction from the joint rear corner of Lots Nos. 132 and 133; thence S. 41-24 E. 35 feet to an iron pin at the joint rear corner of Lots Nos. 131 and 132; thence with the line of Lot No. 131 N. 82-20 E. 194.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed from John B. Wood and Alyce V. Wood, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 900, at Page 68.



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.

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