

FILED
GREENVILLE, CO. S. C.

SEP 16 3 54 PM '75

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BONNIE S. TANKERSLEY MORTGAGEE OF REAL ESTATE
R.M.C.

BOOK 1048 PAGE 907

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, WILLIAM H. SMITH, JR. and MARIE LOUELIA McABEE SMITH,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY,

(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 --TWO THOUSAND SEVEN HUNDRED FORTY-TWO AND 82/100----- Dollars (\$ 2,742.82) due and payable

in thirty-six (36) monthly installments of Seventy-Six and 19/100 (\$76.19 Dollars, beginning on the 8th day of October, 1975, and continuing on the same day of each month until paid in full, with payments first to interest and balance to principal;

with interest thereon from date at the rate of seven/ (7.0) 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 East Dunklin Township, containing 2.39 acres, and according to plat made by Hugh J. Martin, Surveyor, September 2, 1960, recorded in Plat Book UU, at Page 87, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of State Highway No. 5-69, with the intersection of a County Road and running thence, with the center of said County Road, the following courses and distances, to-wit: S. 39 E., 441.8 ft.; S. 30-15 E., 100 ft; S. 15-55 E., 100 ft; S. 9 W., 275 ft; S. 16-45 W., 255.7 ft. to a nail and cap in the center of the intersection of said County Road with State Highway No. 5-69; thence with the center of said State Highway, N. 5-35 W., 200 ft.; N. 5-35 W., 200 ft.; N. 10-30 W., 246 ft.; N. 15-35 W., 625 ft. to the point of beginning, being bounded on the West by property of Wesley Sullivan and West Virginia Pulp and Paper Company and on the East by lands of Pelham Beasley.

This is the same property conveyed to the Mortgagor by Deed recorded in the R. M. C. Office for Greenville County in Deed Book 1020 at Page 600.



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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