

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1953 12 11 PM
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
RONNIE L. SMITH

WHEREAS, I, Sarah Newbern, by her Attorney-in-Fact, Ronnie L. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Southern Bank and Trust Company of Easley, South Carolina

(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 Thousand and No/100----- Dollars (\$ 5,000.00) due and payable
Ninety (90) days from the date of the Note

with interest thereon from _____ date _____ at the rate of nine _____ per centum per annum, to be paid: _____ at 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, in School District 8GD, being known and designated as greater portion of Lot No. 5, as shown on a plat of the property of Roger C. Peace, et. al, recorded in Plat Book K, at Page 60, and being more particularly described according to a more recent survey made by J. C. Hill, Engineer, September 21, 1949, as follows:

BEGINNING at an iron pin on the eastern side of August Road, which pin is 12 feet northwest of the joint front corner of Lots No. 4 and 5, as shown on said plat and running thence with the August Road N. 30-43 W. 68 feet to an iron pin, joint front corner of Lot No. 5 and Lot No. 8 and running thence with joint line of said lots N. 53-56 E. 200 feet to an iron pin; thence S. 51-08 E. 83 feet to an iron pin; thence parallel with and 12 feet distant from the joint line of Lots No. 4 and 5 S. 56-57 W. 229.6 feet to the point of BEGINNING.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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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