

FILED
GREENVILLE CO. S. C.

BOOK 1383 PAGE 497

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 29 3 21 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HELEN L. SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto MAULDIN PROPERTIES, a partnership,

(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

Nineteen Thousand Five Hundred and No/100----- Dollars (\$ 19,500.00) due and payable
as set out in Note of even date

with interest thereon from N/A at the rate of N/A per centum per annum, to be paid: N/A

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, on Hawthorne Drive, being shown and designated as Lot No. 63 as shown on plat of Subdivision known as Greenbrier, recorded in the RMC Office for Greenville County in Plat Book QQ, at page 128, and having according to a recent survey prepared by Webb Surveying and Mapping Co., dated May 27, 1966, reference being made to said plat for a more complete metes and bounds description.

THIS is a second mortgage, junior to that certain mortgage given in favor of C. Douglas Wilson & Co. and assigned to The Metropolitan Life Insurance Company, which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1032, at page 395, upon which the balance due is \$ _____.

S. 7.80



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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