

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN We, Furman C. Dobson and Julia T. Dobson,
(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Helen Stroud Hemphill Smith (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 twenty-two Thousand

-----DOLLARS (\$ 22,000.00)
with interest thereon from date at the rate of 7½% per centum per annum, said principal and interest to be repaid as follows: Interest only in advance at 7½% to January 4, 1977, at which time the sum of \$4,000.00 shall be paid. The balance of \$18,000.00 shall be paid as follows: \$900.00 principal, plus accrued interest, on July 4th and January 4th of each year until paid in full, the entire amount of principal and interest to be payable in 10 years, with interest from date at the rate of 7½% per annum. Makers reserve the right after January 1, 1978, to pay an additional amount of principal up to \$2,000.00 in any one calendar year without penalty.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, in School District 265, and shown as lot No. 113 on plat of Burgiss Hills, Inc., recorded in Plat Book Y, pp. 96-97, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the northeast side of Oakdale Avenue, joint front corner of Lots Nos. 113 and 114; thence as dividing said lots, N. 29-16 E. 180 feet to an iron pin on line of Park Area; thence therewith, S. 60-44 E. 68 feet to an iron pin at corner of lot No. 112; thence dividing Nos. 112 and 113 lots, S. 19-08W. 183.1 feet to northeast side of Oakdale Avenue; thence therewith, N. 60-44 W. 100 feet to the beginning corner.

Being the same property conveyed to mortgagors by mortgagee by deed of even date herewith.

The above property is subject to rights of way of record and building restrictions recorded in the office of the R.M.C. for Greenville County in Deed Book 431, pages 176-178, and Deed Book 503, page 313. See also Release from Restrictive Covenants recorded in Deed Book 813, page 207.

5.8.80



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

4328 RV-23