

2121 Wade Hampton Blvd.
Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE

BOOK 1375 PAGE 701

AUG 18 1 54 PM '76
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, We, Cameron E. Smith and Joan Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont 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 One Thousand Eight Hundred Ninety-Two and 16/100- - - - - Dollars (\$ 1,892.16) due and payable in equal monthly installments of Fifty-Two Dollars and Fifty-Six (\$52.56) Cents each, commencing on the 30th day of September, 1976, and on the 30th day of each and every month thereafter, until paid in full,

with interest thereon from date at the rate of 12.82 per centum per annum, to be paid:

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 Greenville Township, and being known and designated as Lot No. 17 of the property of D. Hubert Redding according to a plat of record in the R.M.C. Office for Greenville County, South Carolina in Plat Book S, at Page 100, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Nancy Drive at the joint front corner of Lots Nos. 17 and 18, and running thence S. 65-00 W. 150 feet to a point at the joint rear corner of Lots Nos. 17 and 18; thence N.25-00 W. 29.5 feet to a point at the rear corner of Lot No. 17; thence, N.46-06 E. 158.5 feet to a point on the southwestern side of Nancy Drive, at the joint corner of Lots Nos. 15 and 17; thence with the southwestern side of Nancy Drive S. 25-00 E. 81 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed dated August 17th, 1976, and recorded in the R.M.C. for Greenville County, South Carolina in ~~REM~~ Book 1011, at Page 421.
deed



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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