

MORTGAGE OF REAL ESTATE GREENVILLE CO. S. C. Offices of Poag, Attorneys at Law, Greenville, S. C.

FILED  
MAR 11 11 53 AM '77

DONNIE S. FANNERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES HAMPTON SMITH

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

EIGHT THOUSAND EIGHT HUNDRED EIGHTY-ONE AND 80/100 DOLLARS (\$ 8,881.80 ).

due and payable in sixty (60) consecutive monthly installments of One Hundred Forty-eight and 03/100 (\$148.03) Dollars each, first payment due and payable March 15, 1977 and continuing on the fifteenth day of each and every month until paid in full, payments to be applied first to interest, which has been added to the principle above and then to principle.

(7%)

with interest thereon from date at the rate of SEVEN/ per centum per annum, to be paid: as stated above.

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, near S. C. Highway No. 8 and Hollands Ford Road, containing 0.13 acre, more or less, according to a plat for Charles H. Smith, by Carolina Surveying Co., dated October 10, 1972, and having, according to said plat, the following metes and bounds:

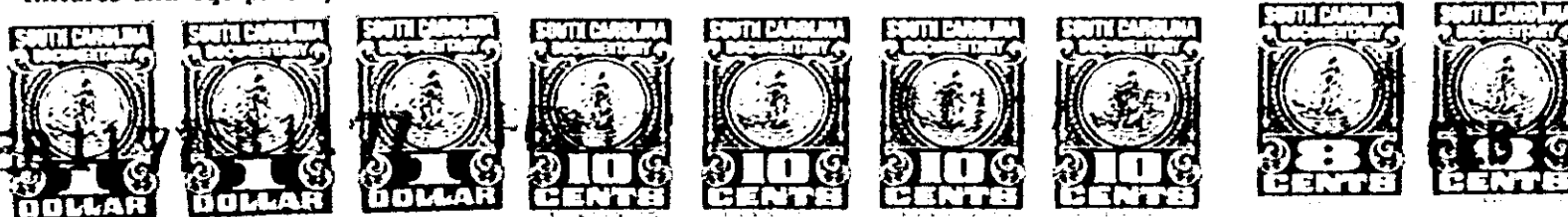
BEGINNING at an iron pin in the right-of-way for S. C. Highway No. 8, and thence with the right-of-way of S. C. Highway No. 8, S. 82-36 E. 50 feet to an iron pin; thence with line of property of Amy Grace B. White, S. 38-52 W. 137.1 feet to an iron pin in the line of property conveyed to the Mortgagor by Deed of Polina Jordan; thence with the line of said property conveyed to the Mortgagor by Deed of Polina Jordan, N. 66-57 W. 50 feet to an iron pin in the line of property of Pelzer Mfg. Co.; thence with the line of property of Pelzer Mfg. Co., N. 41-23 E. 124.8 feet to the point of beginning.

ALSO, ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, near S. C. Highway No. 8 and Hollands Ford Road, containing 3.31 acres, more or less, according to a Plat for Charles H. Smith, by Carolina Surveying Co., dated October 10, 1972, and having the following metes and bounds, according to said plat:

BEGINNING at an iron pin, said pin being located S. 41-23 W. 124.8 feet from S. C. Highway No. 8 and being joint corner of this property and property now or formerly of Amy Grace B. White (shown on said plat as property of Beam Estate); thence with the property formerly of the Beam Estate, S. 66-57 E. 314 feet to an iron pin; thence with the line of property of Polina Jordan, S. 16-25 W. 439.9 feet to an iron pin, joint corner of property herein conveyed and property of Polina Jordan; thence with the line of property of Pelzer Mfg. Co., N. 50-15 W. 483.9 feet to a concrete monument; thence continuing with the line of property of Pelzer Mfg. Co., N. 41-23 E. 313.8 feet to the point of beginning.

The above described lots are the same conveyed to the Mortgagor by the deed recorded in Deed Book 959, at Pages 87 and 88. (CONTINUED ON BACK PAGE)

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-2