

Marion W. Fore, Jr., Attorney at Law, 615 Rutherford St., P.O. Box 3852, Greenville, S.C. 29608
MORTGAGE OF REAL ESTATE CO. S.C. ~~110 W. 10th St., Greenville, S.C.~~

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TANKERSLEY
A.H.C.

MORTGAGE OF REAL ESTATE BOOK 1409 PAGE 748
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Bennie L. Smith, his heirs and assigns forever

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marion W. Fore, Jr., Individually and as Administrator and Caroline E. Fore

(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

FOURTEEN THOUSAND ~~*****~~ Dollars (\$ 14,000.00) due and payable

In 240 equal monthly instalments of \$123.70 beginning October 1, 1977, said payments to include interest at the rate of 8 3/4% per annum.

with interest thereon from _____ at the rate of _____ 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

ALL that piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot 10 of the subdivision known as Oxford Estates of the property of Aubrey C. Fore plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book W, Page 158.

This property is conveyed subject to restrictions, easements, or rights of way, if any, of record.

This is a portion of the property conveyed to Aubrey C. Fore by Deed recorded in Deed Book 727, Page 367, July 16, 1963.

WHEREAS, Aubrey C. Fore died intestate on May 9, 1971, leaving as her sole heirs at law, Marion W. Fore, Jr., and Caroline E. Fore, the mortgagees herein, as will appear more fully in the Probate Court for Greenville County in Apartment 1181, File 2.

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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 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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