

PC 10140 2003

GREENVILLE 2003  
NOV 30 2003  
COUNTY CLERK

1423

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEE SMITH CO., INC.

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Forty Three thousand & 00/100-----

DOLLARS (\$ 43,000.00 ), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and due and payable September, 2003.

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 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, being known and designated as Lot 14, Devenger Place, Section #3, as shown on plat thereof prepared by Dalton & Neves, Engineers, dated July, 1977, which plat is of record in the RMC Office for Greenville County, S.C., in Plat Book 5-P, Page 99, and having, according to said plat, the following metes and bounds:

OCTO  
E1479  
059

BEGINNING at an iron pin on the Northern side of Abbey Terrace (now known as Hedgewood Terrace) at the joint front corner of Lots Nos. 14 and 84 and running thence with joint line of said property N. 13-43 W. , 155.3 feet; thence running with rear of Lot No. 14 N. 18.35 E., 66.7 feet; to an iron pin of Lots 13 and 14 thence with joint lines of said lots S.41-13 E., 171.8 feet to an iron pin on Northern side of Abbey Terrace, thence with Northern side of Abbey Terrace following courses and distances S.40-17W, 85 feet; thence S.64-52 W., 47.1 feet to iron pin, the point and place of beginning.

Being the same property conveyed to Mortgagor by deed of Dee A. Smith, dated February 14, 1978, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1073 at Page 626.

3.0001

0 2 5 4

4328 RV-2