

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

SEP 21 2 41 PM '78

BOOK 1447 PAGE 973

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Russell H. Smith and Barbara B. Smith,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Personal Thrift Plan, Inc., a corporation,

(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 Three Thousand Four Hundred Fifty-Six and No/100----- Dollars (\$3,456.00--) due and payable in thirty-six (36) monthly installments of Ninety-Six and No/100 (\$96.00) Dollars each, commencing on November 18, 1978, and continuing on the same day of each succeeding month thereafter until paid in full,

after maturity with interest thereon ~~from date~~ at the rate of eight per centum per annum, to be paid: after maturity

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, City of Greenville on the northeastern corner of the intersection of Donnon Road and Bob White Lane, being known and designated as the greater portion of Lot No. 15, as shown on a plat of Super Highway Homesites, prepared by Dalton & Neves, dated May, 1946, and recorded in the RMC Office for Greenville County in Plat Book P, at Page 53, and having, according to a more recent plat prepared by Piedmont Engineering Service, dated August 28, 1961, entitled "Survey for Leslie & Shaw, Inc.", and recorded in the RMC Office for Greenville County, in Plat Book ZZ, at Page 23, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Donnon Road, at the joint front corner of Lots Nos. 14 and 15, and running thence with the line of Lot No. 14, S. 88-00 E. 83 feet to an iron pin; thence a new line through Lot No. 15, S. 4-51 E. 53.1 feet to an iron pin; thence continuing a new line through Lot No. 15, S. 14-32 W. 55.9 feet to an iron pin on the northern side of Bob White Lane; thence with the northern side of Bob White Lane, S. 86-15 W. 57 feet to an iron pin; thence with the curve of the intersection of Bob White Lane and Donnon Road, the chord of which is N. 45-52 W. 33.6 feet to an iron pin on the eastern side of Donnon Road; thence with the eastern side of Donnon Road, N. 2-00 E. 90 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Myrtle V. Glenn dated September 21, 1977, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1065, at Page 226.

This mortgage is junior and inferior to a certain first mortgage in favor of First Federal Savings and Loan Association which mortgage is dated September 21, 1977, and recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1410, at Page 460.

RECORDED
STAMP
TAX

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.

C. 2478 1122

RECORDED

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