

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1450 PAGE 308
Greenville
11681

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES S. SMITH AND JOCELYN SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. A. HICKMAN AND NELLE S. HICKMAN

(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
SIX THOUSAND AND 00/100----- Dollars \$ 6,000.00; due and payable

in four (4) equal installments of principal, with the first payment to be due one year from date;

with interest thereon from date at the rate of SIX per centum per annum, to be paid with each installment

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, and shown in the Greenville County Block Book Office as Sheet 299, Block 3, Lots 2 and 3 and portions of lots 1 and 25 and being better described as follows:

BEGINNING at an iron pin on the southern side of Stokes Road at the joint front corner of lots formerly known and 11 and 12 of property of S. T. Holland (reference to plat book W, page 103, Greenville County RMC) and running thence down the edge of Stokes Road, S. 66-25 W., a total distance of 271 feet to a point; thence turning and running S. 36-20 E., a total distance of 484 feet to a point; thence N. 51-30 E., approximately 269 feet, more or less, to an iron pin in the northeastern corner of the aforementioned #25; thence N. 38-30 W., 209 feet to an iron pin; thence S. 54-15 W., approximately 40 feet to an iron pin at the northeastern corner of Lot #3; thence N. 23-35 W., 200 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of L. A. Hickman and Nelle S. Hickman, to be recorded of even date herewith.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX
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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 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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