

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGEE ADDRESS: ROUTE 2, SMITH ROAD
LANDRUM, SOUTH CAROLINA 29356

GREENVILLE CO. S.C.
23 9 52 AM 1970
TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGE OF REAL ESTATE

1455 PAGE 816

WHEREAS, I, Leona Poore

(hereinafter referred to as Mortgagor) is well and truly indebted unto G. Harold Smith

(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

One Thousand Two Hundred and no/100----- Dollars \$1,200.00 due and payable
in sixty (60) monthly installments of \$24.02 beginning February 20, 1970

with interest thereon from date at the rate of 10 1/2 per cent. - per annum to be paid monthly-included in above payments

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 utility bills, 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 lots of land with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near Liberty Methodist Church, on the North side of State Highway No. 414, containing 81/100 acres more or less, and having the following metes and bounds:

BEGINNING on a nail in center of S. C. Highway No. 414, iron pin on North side of Highway at 35 feet, the Southeast corner of 21 acre tract of Hattie Ethel H. Ross, plat of which is recorded in Plat Book SSS, Pages 286-287, and running thence with the line of Ross, N. 10-20 E. 234 feet to an iron pin, corner of Pearl H. Verdin; thence with the line of Verdin S. 55-00 E. 370.9 feet to an iron pin in the center of State Highway No. 414; thence therewith S. 82-50 W. 322.08 feet to the point of beginning.

This conveyance includes a 1968 Town and Country Mobile Home #504411SCX11 and this conveyance is the identical property conveyed to Leona Poore by Deed of G. Harold Smith on January 15, 1970 to be recorded herewith.

This conveyance is a purchase money mortgage.

RECORDED
INDEXED
00.48

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 and sing. for the said premises, unto the Mortgagee forever, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

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