

Mortgagee's Address: 260 Pelham Road  
Apt. F13  
Greenville, S. C. 29615

BOOK 1504 PAGE 265

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
S. C.  
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MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Cletus D. Smith, Jr. <sup>WARRERSLEY</sup>

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gayle Grimes Schroeder

(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 Four Thousand Two Hundred Fifty and no/100

Dollars (\$ 4,250.00 ) due and payable

as shown on Note executed simultaneously herewith,

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, shown and designated as Lot No. 26 on Plat of Oakway Subdivision, recorded in said RMC Office in Plat Book JJJ, at page 107, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Lots 26 and 27, and running thence S. 52-27 W., 314.1 feet to an iron pin at joint rear corner of said lots; thence running S. 36-57 E., 345 feet to an iron pin at the joint rear corner of Lots 25 and 26; thence running along the common line of said lots, N. 66-30 E., 302.5 feet to an iron pin on the eastern side of Muddy Ford Road; thence along Muddy Ford Road, N. 31-14 E., 224.9 feet to an iron pin, being the point of beginning.

This is a portion of the identical property conveyed to the Mortgagor herein by deed of Gayle Grimes Schroeder, of even date, to be recorded herewith.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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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 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.