

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE CO. S. C. }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
NOV 23 10 12 AM '80
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, ELLISON D. SMITH, III and LOUISE SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto LOUISE COKER SMITH, as Trustee for LOUISE AMIS SMITH, ELLISON DURANT SMITH, LAURA GUNTON DOUGLAS SMITH and ADELIA TUCK COKER SMITH, under trust agreements dated November 17, 1970, her successors and assigns forever

(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 Hundred Forty Thousand Seven Hundred Eighty and no/100

-----Dollars (\$140,780.00) due and payable

with interest as provided in a note of even date herewith

with interest thereon from date at the rate of _____ per centum per annum, to be paid as provided in said note; and

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 piece, parcel or tract of land, together with buildings and improvements thereon situate, lying and being in the Counties of Greenville and Spartanburg, State of South Carolina, containing 24.75 acres, more or less, and being shown on a plat entitled "Property of Ellison D. Smith, III and Louise C. Smith" prepared by Tri-State Surveyors dated December 27, 1973, and revised August 8, 1980, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in Greenville County on Rock Road at the joint corner of a 13.36-acre tract owned by the Mortgagors herein, and thence N. 6-54 E. 1,856.8 feet to a point in the center of the Enoree River; thence crossing said river into Spartanburg County, N. 5-46 E. 305.1 feet to a point on the line of property, now or formerly of J. M. Satterfield; thence along said line S. 76-45 E. 104.3 feet; S. 76-47 E. 105 feet; S. 76-42 E. 186.9 feet; N. 86-12 E. 84.8 feet; S. 36-04 E. 177.6 feet; thence S. 10-34 W. (again crossing the Enoree River into Greenville County) 1,583.9 feet to a point; thence S. 48-20 W. 594.6 feet to a point in Rock Road; then crossing Rock Road S. 20-00 W. 194.5 feet to a point on the line of property, now or formerly of J. Harvey Cleveland, et al; thence N. 85-23 W. 103.7 feet to an iron pin; thence N. 20-00 E. 222 feet to a point in Rock Road, the beginning corner.

This is a portion of the property conveyed to the Grantors herein by deed of Bessie H. De Camps, et al dated January 8, 1974, and recorded in the RMC Office for Greenville County on January 31, 1974, in Deed Book 993, at page 197, and recorded in the RMC Office for Spartanburg County on _____, 1974, in Deed Book _____ at page _____. The within mortgage is subordinate and inferior in rank to a certain mortgage heretofore granted to First Federal Savings and Loan Association of Greenville by the Mortgagors herein dated January 26, 1978, and recorded on January 26, 1978, in the RMC Office for Greenville County in Mortgage Book 1421 at page 846 and in the original sum of \$110,000.00.

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That the Mortgagor shall keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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