

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
JUN 2 3 30 PM '81
HARRISLEY
R.M.C.

BOOK 1529 PAGE 199

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Willie Mae P. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. M. 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 Seventy-Five Thousand and No/100

----- Dollars (\$75,000.00) due and payable

in accordance with the terms of a certain note dated June 31, 1980

with interest thereon from date at the rate of NA per centum per annum, to be paid: NA

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, being known and designated as Lot 25 according to a plat of Lake Forest Heights, Section II prepared by Piedmont Engineering Service, dated May 1957, recorded in the RMC Office for Greenville County in Plat Book KK at Page 105 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sweetbrier Road (formerly Greenbrier Road) at the joint front corner of Lots 24 and 25 and running thence along the common line of said lots, S. 81-42 W. 228.9 feet to an iron pin at the joint rear corner of said lots; thence S. 6-00 E. 133.6 feet to an iron pin at the joint rear corner of Lots 25 and 26; thence along the common line of said lots, N. 88-01 E. 240 feet to an iron pin at the joint front corner of said lots on the western side of Sweetbrier Road; thence along the western side of Sweetbrier Road, N. 4-47 W. 100 feet to an iron pin; thence continuing along the western side of Sweetbrier Road, N. 19-41 W. 60 feet to an iron pin at the point of beginning.

This is the same property conveyed by H. M. Smith to Willie Mae P. Smith and recorded in Deed Book 1140, page 75, on June 2 1981.

GCTO -----3 JA 281 056

RECORDED
STAMP
JUN 2 1981

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.

4. 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.

1981

4328 RV-2