



BOOK 1532 PAGE 205

First Mortgage on Real Estate
P.O. Box 1212
Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GEORGIA BAILEY SMEAK (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

THIRTY THOUSAND FIVE HUNDRED SEVENTEEN AND 80/100----- DOLLARS
(\$ 30, 517.80), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is FIVE (5) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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,

All that certain piece, parcel of lot of land, situate, lying and being in Butler Township, Greenville County, State of South Carolina, on the Butler Springs Road, containing 3.20 acres, more or less, being located about four miles from the City of Greenville and having the following metes and bounds, to-wit:

Beginning at an iron pin on Butler Springs Road and running thence N.61-00 W. 273.3 feet to an iron pin; thence N.01-58 E. 157 feet, more or less, to an iron pin; thence N.12-25 E. 238.8 feet, more or less, to an iron pin; thence N.38-00 E. 91 feet to an iron pin in line of property nor or formerly of Wrigley; thence along line of property nor or formerly of Wrigley S. 63-25 E. 140.9 feet to an iron pin; thence with the new line S. 30-30 W. 125 feet to an iron pin; thence S. 63-16 E. 268 feet to an iron pin on Bulter Springs Road; thence with said Butler Springs Road S. 30-13 W. 351.7 feet to the point of beginning.

This is the major portion of the same property conveyed to my late mother, Charlotte Rigby Bailey, by deed book 593 at page 170 in the RMC Office for Greenville County. Charlotte Rigby Bailey died testate on September 28, 1978 as will be seen in Apartment 1530 file 17 in the Probate Judge's Office for Greenville County, and devised the above-described property unto the Grantor for his life with the remainder to the Grantee to be hers absolutely. It is the intent of this deed to convey all of the Grantor's interest in the above-described proeprty to the Grantee as well as the furnishings located therein.

This is the same property conveyed by deed of Robert W. Bailey to Georgia B. Smeak, dated 3/19/80, recorded 3/20/80 in volume 1122, page 570 of the RMC Office for Greenville County, SC.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 electric fixtures, and all other fixtures, and all other things now or hereafter attached to or in any way connected with such fixtures.



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