

MORTGAGE OF REAL ESTATE

BOOK 1571 PAGE 972

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WASLEY

WHEREAS, STEVE L. SMITH AND WANDA W. SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN H. GREER

(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/100ths-----Dollars (\$4,250.00) due and payable in monthly installments of Ninety-Four and no/100ths (\$94.00) Dollars with entire balance due two (2) years from June 4, 1982.

with interest thereon from June 4, 1982 at the rate of twelve (12%) 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:

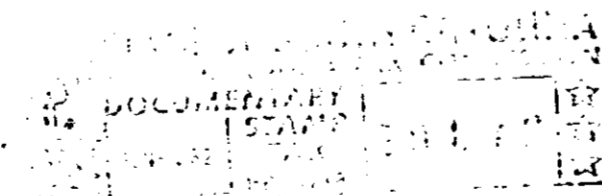
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that certain, piece, parcel, and lot of land lying situate and being in the County of Greenville, State of South Carolina being know as lot Number 7, on Oak Forest Drive, on a plat entitled Property of John H. Greer, prepared by Registered Surveyor, H.S. Brockman, dated July 16, 1957, and recorded in the R.M.C. Office for Greenville County in Plat Book PP at page 21, on May 27, 1958; that reference is hereby made to said plat for a more complete description of the property.

This conveyance is subject to any and all reservations, easements, rights of way, zoning ordinances, restrictions, protective covenants that may appear of record or on the premises.

This being portion of the property devised to the Grantor by will of Carrie Gteer who died testate on June 4, 1953, a copy of her will having been filed in the Probate Cour for Greenville County in Apartment 619 File 26.

Mortgagor's Address: 201 Hammett Bldg, Inc
Greenville, S.C. 29651



400 8 39141801

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 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.

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