

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE
JUL 20 6 24 AM '84

WHEREAS, Luther B. Smith, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Furman University, an eleemosynary corporation,

(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

Twenty Thousand and No/100----- Dollars (\$20,000.00) due and payable
in the following manner: \$465.37 shall be paid on July 27, 1984, and a like sum shall be paid on the same date in each succeeding month thereafter, until the aforesaid indebtedness, together with accrued interest, shall be paid in full, all payments to be applied first to interest, with the balance, if any, to be applied to principal,
interest thereon from date at the rate of 14% per centum per annum, to be paid: monthly.

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, the Mortgagee's heirs, 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 --~~

ALL that piece, parcel or tract of land, containing .25 acre, more or less, situate, lying and being on the eastern side of South Laurens Road and on the western side of South Main Street, in the City of Greenville, County of Greenville, State of South Carolina, as shown on a plat entitled "Survey for Furman University," dated June 15, 1984, prepared by Freeland & Associates, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-Q, at Page 79, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the eastern side of South Laurens Road on the face of a building wall, which point is located 147.33 feet, more or less, in a south-westerly direction from W. Washington Street, at the joint corner of the premises herein described and property now or formerly of Belk Simpson Co., Inc., and running thence with the line of the said Belk Simpson Co., Inc., property, being the north face of a 17" wall, S. 71-30 E. 110.61 feet to a point on the eastern face of said wall in the line of property now or formerly of Effirds Dept. Store; thence with the line of the said Effirds Dept. Store property, along the face of said wall, S. 19-30 W. 7.70 feet to a point; thence continuing with the line of the said Effirds Dept. Store property, being the center line of a 17" wall, S. 71-17 E. 129.94 feet to a point on the western side of South Main Street; thence with the face of a building wall, S. 18-52 W. 29.81 feet to a point; thence with the line of other property of the Grantor herein, being the center line of a 17" wall, N. 71-15 W. 121.84 feet to a point; thence continuing with the line of the said other property of the Grantor herein, S. 19-32 W. 23.21 feet to a point; thence with the line of property now or formerly of Maxwell Realty Co., being the center line of a 17" wall, N. 71-00 W. 118.60 feet to the point of Beginning.

The within property is the identical property conveyed to Luther B. Smith, Jr., by deed of Furman University, an eleemosynary corporation, dated June 21, 1984, which said deed is being recorded simultaneously with the recording of the within instrument.

GREENVILLE
JUN 28 1984
704

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
JUN 28 1984
\$ 08.00
RECEIVED

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.

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