

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1135 PAGE 19

AUG 22 3 08 PM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH  
R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, O. J. Smith, Jr. and Marian J. Smith,

(hereinafter referred to as Mortgagee) is well and truly indebted unto Southern Bank and Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Ten Thousand Seven Hundred Fifty-Five and 38/100** ----- Dollars (\$ **10,755.38** ) due and payable

one year from date

with interest thereon from date at the rate of **8** per centum per annum, to be paid: **annually**

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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**, and in the Town of **Fountain Inn**, situate on the **Southeast side of Green Street or Avenue, with the following metes and bounds, to-wit:**

**BEGINNING** at an iron pin on the Southeast side of Green Street or Avenue, joint corner with lot of Charles Bell, and running thence with said Avenue or Street S. 42-10 W. 93.1 feet to corner of an unnamed road, said road separating the within described property from land of Oivens; running thence with the edge of said road, eastern edge, S. 41-10 E. 151.8 feet to a point in the eastern edge of said road or street, corner with lands of J. B. Hughes estate; thence along the joint line of the lands of the Hughes estate N. 42-10 E. 104.7 feet, more or less, to an iron pin, back joint corner with lot of Charles Bell; thence with the joint line of lot of Charles Bell N. 41-10 W. 150 feet to an iron pin on Green Avenue or Street, the point of beginning, and bounded by Green Avenue or Street, an unnamed road or street, lands of the J. B. Hughes estate and lot of Charles Bell.

This being the identical property as conveyed to the Mortgagee by deed of Douglas B. Hughes, et al. on the 21st day of March, 1962, of record in the Office of the R.M.C. for Greenville County, S. C., in Deed Book 697 at Page 453.

There being situate on the lot a modern Brick-Veneer residence occupied by the Mortgagee.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.