MORTGAGE OF REAL ESTATE-Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. FILED

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA COUNTY OF

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN

OLLIE FARHSWORTH R. M. C.

WHEREAS.

W. Lynn Smith

(bereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Company

(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 Six Thousand Four Hundred Ninety-Nine and 80/100-----Dollars (\$ 6,499.80 ) due and payable

In Sixty (60) equal monthly installments of \$108.33 each, commencing on June 15, 1972, and continuing thereafter until balance paid in full.

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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, City of Greenville, on the southern side of Broughton Drive and being known and designated as the major portion of Lot No. 17, Section G. of Croftstone Acres as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "Y", at Page 91, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Broughton Drive at the joint front corner of Lots Nos. 17 and 18 and running thence along the joint line of said Lots S. 4-08 E. 145 feet to an iron pin; thence along the line of Lot No. 19 S. 50-22 E. 95.4 feet to an iron pin; thence N. 88-04 E. 5.6 feet to an iron pin; thence with a new line N. 2-57 W. 209.3 feet to an iron pin on the southern side of Broughton Drive; thence along the south side of said Drive S. 87-03 W. 79 feet to the point of beginning.

This is a second lien mortgage, junior in lien to a mortgage given to C. Douglas Wilson Co. On December 21, 1965, and recorded in the R. M. C. Office for Greenville County, in Mortgage Book 1017, at Page 367.

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.

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 soized of the premises heireinabove 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.