

FILED
GREENVILLE CO. S. C.

THIS IS A SPECIAL MORTGAGE

NO. 1314 PAR 541

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 24 4 36 PM '74
JOHNIE S. TAKERSLEY
R.M.C.

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

WHEREAS, Jack O. Smith,

(hereinafter referred to as Mortgagor) is well and truly indebted unto American Credit Company of Greenville, South Carolina,

(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 Two Thousand Three Hundred Thirty and 85/100-----

-----Dollars (\$ 2,330.85) due and payable
in three (3) years in monthly installments of Eighty and 00/100 (\$80.00)
Dollars until paid in full

with interest thereon from _____ date _____ at the rate of 9 _____ 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, on the southwestern side of Woodland Lane, near the City of Greenville, being shown as Lot No. 44 on a plat of Woodland Hills made by Dalton & Neves in May, 1951, being recorded in the R.M.C. Office for Greenville County in Plat Book Y, at Page 60 and having, according to said plat, the following metes and bounds:

BEGINNING at a stake on the southwestern side of Woodland Lane 415.5 feet northwest from Super Highway U.S. No. 29, at corner of Lot No. 45 and running thence with the line of said lot, S. 43-00 W. 175 feet to a stake; thence N. 47-00 W. 95 feet to a stake at corner of Lot No. 43; thence with the line of said lot, N. 43-00 E. 175 feet to a stake on Woodland Lane; thence with the southwestern side of Woodland Lane, S. 71-00 E. 95 feet to the beginning corner.



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 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, then and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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