

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

SEP 11 10 35 AM '79

MORTGAGE OF REAL ESTATE

BOOK 1480 PAGE 311

DONNE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Cameron E. Smith and Joan B. Smith,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Richard B. Fuller and Anthony W. White

(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 Ten Thousand One Hundred Fifty and No/100-----
----- Dollars (\$ 10,150.00) due and payable

in equal monthly installments of Two Hundred Fifteen and 68/100 (\$215.68) Dollars each commencing on the first day of October, 1979, and continuing on the first day of each month thereafter until paid in full,

with interest thereon from date at the rate of nine 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, 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, in the City of Greenville, being on the northwestern side of Lawton Avenue, being shown on a plat entitled PROPERTY OF LUCILLE W. MAHON AND ELLEN SMITH RIPPY, made by C. O. Riddle, dated October, 1961, recorded in Plat Book XX, at Page 29, and having, according to a more recent plat thereof entitled PROPERTY OF RICHARD B. FULLER AND ANTHONY W. WHITE, made by Free-land & Associates, dated May 2, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Lawton Avenue at the joint corner of the within described property and property now or formerly belonging to Stone (said iron pin being located 119.6 feet, more or less, in a northerly direction from the intersection of Lawton Avenue with Academy Street) and running thence along the common line of the within described property and property now or formerly belonging to Stone, N. 71-10 W. 181.2 feet to an iron pin; thence, S. 18-14 W. 60 feet to an iron pin at the joint corner of the within described property and property now or formerly belonging to Alexander; thence along the Alexander line, S. 71-40 E. 91.3 feet to an iron pin; thence along the common line of the within described property and property now or formerly belonging to Rippy, S. 71-02 E. 90.2 feet to an iron pin on the northwestern side of Lawton Avenue; thence along the northwestern side of Lawton Avenue, N. 17-58 E. 59.4 feet to an iron pin, the point of beginning.

This is the same property conveyed to Cameron E. Smith and Joan B. Smith by deed of Richard B. Fuller and Anthony W. White dated September 7, 1979, and being recorded simultaneously herewith in Deed Book 1111, at Page 118.

This mortgage is junior and inferior in lien to a certain mortgage in favor of Collateral Investment Company as recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1431, at Page 465.

GCTO -----3 SEP 11 79 1315

STATE OF SOUTH CAROLINA
PROPERTY TAX COMMISSION
DOCUMENTARY
STAMP
\$ 4.00

Together with all and singular rights, members, herditaments, 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 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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