

FILED
GREENVILLE

JUN 3 3 04 PM '83

BOOK 1610 PAGE 81

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE GREENSLEY
R.M.C.

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

WHEREAS, Darrell L. Kay & Susan R. Kay

(hereinafter referred to as Mortgagor) is well and truly indebted unto James D. Smith & Susie L. Smith

(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 and Four Hundred-----Dollars (\$ 6,400.00) due and payable

with interest thereon from no interest at the rate of -0- per centum per annum, to be paid: in forty-two (42) consecutive monthly installments of \$152.38 beginning April 1, 1983, with the last payment due on March 1, 1987 of \$153.42.

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 a subdivision known as Riverside and being shown on a plat of said subdivision recorded in the R.M.C. Office of Greenville County, South Carolina in Plat Book K at page 281, and being known and designated as all of Lot NO.#16 and the Western one-half of Lot NO.#17, Block "D", situated on the northern side of Palmetto Avenue, fronting on Palmetto Avenue 75 feet and bordering a 15 foot alley on the rear 75 feet, and having a depth of 125 feet.

This is the same property conveyed to James D. Carlton by deed of Nick J. Leslie dated the 4th day of October, 1975, and recorded in the R.M.C. Office for Greenville County in Deed Book 1025 at Page 425.

This is the same property conveyed to the grantor herein by Will of James D. Carlton recorded in the Probate Court for Greenville County in Apt. 1962, File 1.

This mortgage is made subject to any restrictions, easements, and rights of way that may appear of record and/or on the recorded Plat and/or on the premises.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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P.O. 1218

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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