

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, I, William E. Randall,

(hereinafter referred to as Mortgagor) is well and lawfully indebted unto James E. Smith (a 36% interest) and C. Douglas Wilson, Inc. (a 64% interest)

(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 -----
Five Hundred and No/100 ----- Dollars (\$ 500.00) due and payable

\$22.17 on the 1st day of each and every month hereafter, commencing August 1, 1961, payments to be applied first to interest, balance to principal; balance due two years from date, with the privilege to anticipate at any time,

with interest thereon from date at the rate of SIX 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 purpose:

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

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 5, Block L, of Highland Subdivision as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "K", at Pages 50 and 51 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Florida Avenue at the joint front corner of Lots Nos. 4 and 5 and running thence along the northeastern side of said Avenue, S. 22-10 E. 60 feet to an iron pin, joint front corner of Lots Nos. 5 and 6; thence with the joint line of said Lots, N. 67-50 E. 271.6 feet to an iron pin; thence along the edge of the P & N Railroad Right-of-Way, N. 9-15 W. 61.35 feet to an iron pin; thence S. 67-50 W. 284.3 feet to the point of beginning.

The above described property is the same conveyed to the mortgagor by James Elmer Smith by his deed of even date to be recorded.

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 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.