

AUG 13 9 12 AM 1965

MORTGAGE

OLLIE F. WORTH R.M.C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Joseph O'Steen Smith and Barbara Stone Smith, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C. (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 Twelve Thousand Four Hundred ----- DOLLARS \$ 12,400.00 with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, this 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 Greenville, Chick Springs Township, in the City of Greer on the east side of Memorial Drive (formerly Piedmont Avenue), being a part of Lot No. 1 as shown on a plat of property of Wm. S. Moore, made by H.S. Brockman, Surveyor, dated April 24, 1944, and having the following courses and distances, to-wit:

BEGINNING on an old iron pin on the east side of Memorial Drive, joint corner of Lot No. 2, and runs thence with the common line of Lots Nos. 1 and 2, S. 66-50 E. 160 feet to an old iron pin, joint corner of Lots Nos. 1, 2, 6 and 5; thence with the common line of Lots Nos. 1 and 6, N. 34-56 E. 72 feet to an iron pin on line of Lot No. 6; thence a new line, N. 66-52 W. 189.5 feet to an iron pin on the east side of Memorial Drive; thence with the east side of Memorial Drive, S. 11-00 W. 72 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by John A. Robinson, Jr. and Ellie G. Robinson by deed to be recorded herewith.

Subject to reservation for an alley, the same being a 20-foot strip from the eastern side of the above lot as contained in deed executed to John A. Robinson, Jr. and Ellie G. Robinson by John Ratterree, recorded in Deed Book 647, page 23, R.M.C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.