

MAY 6 10 44 AM 1966

BOOK 1030 PAGE 343

MORTGAGE OF REAL ESTATE—Offices of ~~John Thornton & Arnold~~, Attorneys at Law, Greenville, S. C.
~~John Thornton & Arnold~~
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF ~~GREENVILLE~~ Anderson } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: H. G. Smith :

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Calvin Company

(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 -----

Four Thousand Five Hundred Eighty and 20/100----- DOLLARS (\$4,580.20---),

with interest thereon from ~~date~~ May 1, 1966 at the rate of six per centum per annum, said principal and interest to be repaid:

\$46.00 on June 1, 1966, and a like payment of \$46.00 on the 1st day of each month thereafter until paid in full, payments to be applied first to interest and then to principal,

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~~ Anderson, in Brushy Creek Township, southwest of and near Saluda River, and southwest and near Anderson-Piedmont paved road, on the southeastern side of a road leading southward from Greenville-Piedmont Road, being shown and designated as Tract or Lot No. 2 on a plat of the Property of Blue Ridge Realty Company, made by J. Coke Smith and Son, RLS, in 1950, and, according to said plat, having the following metes and bounds:

Beginning at a point on the southeastern side of said road leading southwestward from Greenville-Piedmont Road, joint front corner of Tract No. 1 of said plat and running thence S. 65-30 E. 1,000 feet along the southwestern side of Tract No. 1 to point in Nally line; thence S. 14-30 W. 250 feet along Nally line to point, joint rear corner of Tract No. 3 of said plat; thence N. 65-10 W. 1,165 feet along the northwestern side of said Tract No. 3 to point on the southeastern side of said road leading southwest from Greenville-Piedmont Road; thence in a northeasterly direction along the southeastern side of said road leading southwest from Greenville-Piedmont Road 150 feet to bend in road, and continuing northeast along said road 92 feet to corner of Tract No. 1; the point of beginning, containing 5.75 acres, more or less, and being part of the land known as the Lawrence Hicks land.

The above referred to plat is recorded in the Office of the Clerk of Court for Anderson County in Plat Book 23 at page 224.

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.