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MORTGAGE OF REAL ESTATE OFFICE OF CLERK OF COURT Patterson, Attorneys at Law, Greenville, S. C.
S.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: STAN SMITH ENTERPRISES, INC.

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

WHEREAS, the Mortgagor is well and truly indebted unto James C. DuBose

(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

Twenty-one Thousand Nine Hundred and No/100 ---- DOLLARS (\$ 21,900.00),
with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid:

in 180 equal monthly installments of \$209.30 each, the first of said installments being due September 22, 1974 and a like installment due on the 22nd day of each month thereafter until paid in full

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, on the South side of Cromwell Avenue, being shown as a portion of Lots 16, 17, 18 and 19 on plat of property entitled "Property of Hicks & Jackson", recorded in Plat Book E at Page 258 in the RMC Office for Greenville County and being more recently shown on survey by C.C. Jones dated June 18, 1960, as follows:

BEGINNING at an iron pin on the Southwest side of Cromwell Avenue, said iron pin being, S 44-20 E 137 feet from the intersection of Cromwell Avenue and Lupo Street, at the joint front corner of Lots 19 & 20; thence with the line of Lot 20, S 43-19 W 120 feet to an iron pin on the Northeastern side of Cherry Avenue; thence with said Avenue, S 46-41 E 100 feet to an iron pin at the joint front corner of Lots 15 & 16; thence with the line of Lot 15, N 43-19 E 119 feet to an iron pin on Cromwell Avenue; thence with the Southwest side of said Avenue, N 44-20 W 100 feet to the point of beginning.



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.

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