

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LLOYD D. SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 Three Thousand Two Hundred and No/100

-----Dollars (\$ 3,200.00 ) due and payable

\$65.00 per month commencing January 15, 1975, and \$65.00 on the 15th day of each and every month thereafter until paid in full

with interest thereon from date hereof at the rate of Nine (9%) per centum per annum, to be paid: semi-annually

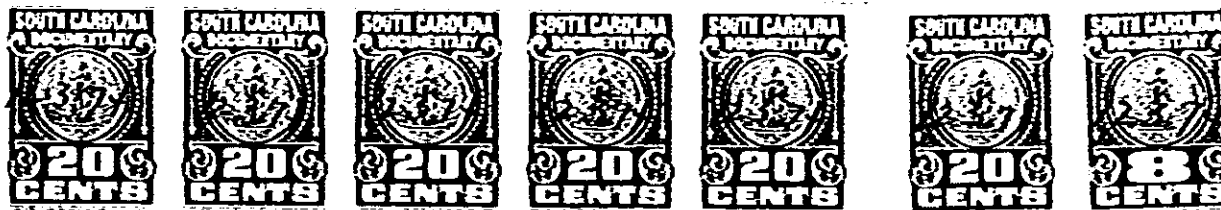
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Saluda Township, situate, lying and being on the Western side of Hart Cut Road and being known and designated as Tract No. 2 on a plat of the property surveyed for B. H. Trammell by T. T. Dill in February, 1947, and known as the H. Waring Tract as shown on plat recorded in the RMC Office for Greenville County in Plat Book "FP", page 405 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Hart Cut Road at the joint front corner of Tracts No. 1 and 2 and running thence along the joint line of said tracts, S. 85-50 W. 223.0 feet to a stake at the joint rear corner of Tracts 1 and 2; thence N. 7-30 E. 100 feet to a stake; thence N. 2-30 W. 100 feet to a stake; thence N. 10 W. 100 feet to a stake; thence N. 18-50 W. 100 feet to a stake at the joint rear corner of Tracts No. 2 and 3; thence along the joint line of said tracts, S. 85-07 E. 302.7 feet to a point in the center of Hart Cut Road at the joint front corner of Tracts 2 and 3; thence along the center of Hart Cut Road, S. 6-15 W. 370 feet to the beginning corner and containing 2.5 acres.

The note and mortgage due and payable in full at any transfer of ownership.



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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