

Box 1329  
Greenville, S.C.

FILED  
GREENVILLE CO. S. C.

BOOK 1375 PAGE 727

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 18 4 25 PM '76  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, S.M.C. CORPORATION

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST 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 Three Thousand and No/100

Dollars (\$ 3,000.00 ) due and payable

in accordance with terms of note of even date herewith

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of nine per centum per annum, to be paid: quarterly

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, near the City of Mauldin, being shown on a plat entitled "Survey for S.M.C. Corporation, dated December 5, 1969, by Carolina Engineering & Surveying Co. and recorded in the R.M.C. Office for Greenville County in Plat Book 4-D, Page 13, and shown on said plat as a parcel of land with dimensions of 90 feet by 260.2 feet by 90 feet by 266.5 feet, plus an additional 10 feet immediately to the west of said tract, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of said tract, and at its point of intersection with property now or formerly of Gleen to the north and property now or formerly of Hawks to the east, and running thence with said Hawks line, S. 14-42 E., 260.2 feet to an iron pin; thence with property now or formerly belonging to Shaver, S. 74-30 W., 100 feet to a point; thence with the new line through other property of S.M.C. Corporation, N. 14-43 W., to a point on the joint line of property now or formerly of Gleen; thence with said Gleen line, N. 78-30 E., 100 feet to a point, point of beginning.

Also included is the right of ingress and egress over remaining property of the grantor herein, which right would extend over a strip twenty feet wide along the southern boundary of said property adjoining property now or formerly of Shaver.

This is the same property conveyed to the mortgagor by deed of Robert L. Hughes, Sr., dated February 19, 1976, recorded March 30, 1976, in the R.M.C. Office for Greenville County in Deed Book 1033, Page 858.



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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