

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



TO ALL WHOM THESE PRESENTS MAY CONCERN: C. L. SMITH AND ROSA SMITH

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND 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

EIGHT THOUSAND FOUR HUNDRED SEVENTY-THREE AND 80/100 DOLLARS (\$8,473.80).

due and payable in sixty consecutive payments of One Hundred Forty-one and 23/100 (\$141.23) to be applied first to interest which has been added to the principle above and then to principle. Payments to begin April 15, 1977 and continuing on the fifteenth day of each and every month until paid in full.

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(7%)
with interest thereon from date at the rate of seven per centum per annum, to be paid: as stated above.

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, containing 2.61 acres, fronting on S. C. Highway No. 25 and adjoining the property of E. M. Blythe and according to plat of property of J. R. Davenport and F. M. Davenport, Jr. made by J. Coke Smith, November 1946, having the following metes and bounds, to-wit:

BEGINNING at a point on the western edge of S. C. Highway No. 25 and running thence S. 63-00 W. 1057 feet to a corner; thence N. 35-30 W. 102 feet to a corner in line of E. M. Blythe; thence following the joint line of E. M. Blythe and property of Frank M. Davenport, Sr. N. 62-20 E. 1058 feet, more or less, to a point on the western edge of S. C. Highway No. 25; thence following edge of said Highway S. 35-30 E. 114 feet, more or less, to the point of beginning.

The above described property is the same conveyed to the Mortgagor, C. L. Smith, by the Deed of F. M. Davenport, Jr., to be recorded herewith.

ALSO, all that piece, parcel and lot of land designated No. 7 on the plat of the Stewart Estate, surveyed on May 4, 1974, lying and situate between property of Alice Sherman, No. 8 on said Plat, which is on the West, Ester Stewart on the North, property of Willie Stewart and No. 6, on the East and an unnamed Road on the South. Said property is more particularly described by metes and bounds, to-wit:

BEGINNING at an iron pin at the junction of Lot No. 8 and running thence N. 31-14 W. 650.0 feet to an iron pin, thence N. 58-36 E. 895.0 feet to an iron pin, thence N. 31-44 W. 650.0 feet to an iron pin at the junction of a circular road way, thence S. 58-36 W. 895.0 feet to beginning, containing 13.35 acres, more or less and is a part of the Stewart Estate surveyed by Carolina Surveying Company.

The above described property is the same conveyed to the Mortgagor, Rosa Smith, by Deed recorded August 15, 1975 in the RMC Office for Greenville County in Deed Book 1022, at Page 740.

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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