

Mortgagee's Mailing Address: c/o Georgia W. Smith - First Federal, 301 College Street, Greenville, S. C. 29601

BOOK 1624 PAGE 652

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
SEP 8 1 48 PM '83
DONNIE S. HARRISLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G. Michael Smith and Linda B. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto George W. Green and Jennie V. Green

(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

Dollars (\$)) due and payable

No Promissory Note is Involved.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville on the southwestern side of S. C. Hwy. No. 296 containing two acres more or less as shown on plat entitled "G. M. & Lina B. Smith" dated October 26, 1982 by J. L. Montgomery, III RLS the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of S. C. Highway 296 which point lies approximately .06 miles northwest of Roberts Road and running thence with the southwestern side of S. C. Hwy. 296 N. 47-48 E. 140 feet to an iron pin; thence along the line of property now or formerly owned by Georgia G. Smith S. 57-48 E. 471.9 feet to an iron pin; thence S. 5-04 W. 120.0 feet to an iron pin; thence N. 76-06 W. 320.44 feet to an iron pin; thence N. 42-12 W. 270 feet to an iron pin on the southwestern side of S. C. Highway 296, the point of BEGINNING. Said property is a portion of the same conveyed to G. Michael Smith and Linda B. Smith by deed dated August 25, 1980 being recorded in the RMC Office for Greenville County in Deed Book 1131 at Page 891.

This mortgage is not given as security for any additional funds or new money. This mortgage is given for the sole purpose of additional collateral security for a loan given by the mortgagors to the mortgagees in the original sum of \$4,740.00 dated August 25, 1980, being recorded in the RMC Office for Greenville County on August 25, 1980 in Mortgage Book 1512 at Page 437.

Since no new money is involved there will be no documentary stamps on this mortgage.

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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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