

STATE OF SOUTH CAROLINA } Mortgagee Address: MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } Albert Q. Taylor, Jr. TO ALL WHOM THESE PRESENTS MAY CONCERN:
P.O. Box 2248
Greenville, S.C. 29602

WHEREAS, WE, MICHAEL G. SMITH and MARGIE C. McABEE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto RALPH BAILEY, WILLIAM J. RIVES, and ALBERT Q. TAYLOR, JR.,

(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

Six Thousand Eight Hundred Sixty Three and 75/100 Dollars (\$ 6,863.75) due and payable

with interest thereon from date at the rate of twelve per centum per annum, to be paid: payable in sixty (60) monthly installments of \$152.68 each beginning October 1, 1983.

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, the Mortgagee's heirs, 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 shown as and known as Lots Nos. 3 and 4 on a plat of property entitled "Taylor Estate", recorded in the RMC Office for Greenville County in Plat Book 9-W at page 29, said lots containing a total of 2.63 acres, more or less, and having such metes and bounds as appear thereon. This property is subject to all rights of way and easements as referred to on the plat and of record.

This being the same property conveyed to Mortgagor by deed of Michael G. Smith and Margie C. McAbee being dated September 7 1983 and recorded in the RMC office of Greenville County in the deed book 1000 on page 777.

0010 5 SEP 12 83 029

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX \$ 02.76
SEP 11 1983

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 is 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.