

DEC 6 11 14 AM '73

BOOK 1296 PAGE 833

DONNIE S. TANKERSLEY  
R.M.C.

USL—FIRST MORTGAGE ON REAL ESTATE

## MORTGAGE

State of South Carolina }  
COUNTY OF Greenville }

To All Whom These Presents May Concern: We, Paul W. Smith, Jr. and  
Elizabeth V. Smith, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 **Twenty-Thousand and no/00**-----

**DOLLARS (\$20,000.00** ), with interest thereon from date at the rate of **(8%) eight**  
per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, situated on the east side of Pine Street Extension in the City of Greer, Chick Springs Township, designated as Lot No. 10 on a plat of the B. W. Burnett Property by J. H. Atkins, Surveyor, dated September 23, 1941, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the east side of Pine Street Extension, corner of Lots Nos. 10 and 11, and running thence along the dividing line of same, S. 89.40 E. 291 feet to an iron pin on Finley line; thence with said line, S. 1.10 E. 91.8 feet to an iron pin, corner of Lot No. 9; thence along line of same, N. 89.45 W. 254.5 feet to an iron pin on the east side of Pine Street Extension; thence along the east side of said street, N. 25.10 W. 101 feet to the beginning corner.

This being the same property as conveyed to the mortgagors herein by deed from Virginia S. Parker, dated November 27, 1973, to be recorded herewith.

ALSO:

All that piece, parcel, or lot of land adjoining the above described lot, being a part of Lot No. 11, and having the following courses and distances, to-wit: BEGINNING on an iron pin on the east side of the said Pine Street Extension, joint corner of lots 10 and 11, and runs thence with the common line of lots 10 and 11, S. 89-40 E. 291 feet to an iron pin on the Mrs. Nancy W. Finley line; thence with the said line, N. 1-10 W. 8.5 feet (eight and five-tenths feet) to an iron pin on the said line and on the rear line of lot No. 11; thence a new line, S. 88-20 W. 291 feet to the beginning corner, containing 1237 square feet.

This being the same tract as conveyed to the mortgagors herein by deed from Harry A. Parker, dated November 27, 1973, to be recorded herewith."

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.

4328 RW-2