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FILED
GREENVILLE CO. S. C.

BOOK 1377 PAGE 632

SEP 13 2 56 PM '76

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
(CORPORATION)
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, -----WM. E. SMITH, LTD. -----, a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

-----ROBERT C. WEST-----

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

TWO THOUSAND & NO/100----- Dollars
(\$2,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 8 per centum per annum, to be paid as provided for in said note; 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 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, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 27, FERNCREEK SUBDIVISION, on plat prepared by Dalton & Neves Co., Engineers, recorded in the RMC Office for Greenville County in Plat Book 5D, at Page 28, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Standing Springs Road, at the joint front corner of Lots Nos. 27 and 28, and running thence with the joint line of said lots, S. 56-24 W., 266.8 feet to an iron pin, joint rear corner of said lots; thence running with the rear line of Lot No. 27 N. 21-08 W., 111.8 feet to an iron pin, rear corner of Lot No. 27 and property now or formerly of Mann; running thence with the joint line of Lot No. 27 and Mann property, N. 43-30 E., 53.8 feet to an iron pin; thence continuing with said line, N. 41-47 E., 210.3 feet to an iron pin in the northwestern side of Standing Springs Road; thence along said road, the following calls and distances: S. 35-59 E., 49.6 feet to an iron pin; S. 31-02 E., 50 feet to an iron pin; S. 25-29 E., 45.7 feet to an iron pin; thence S. 21-08 E., 30 feet to an iron pin, point and place of beginning.

Being a portion of that property conveyed to Mortgagor herein by deed dated July 23, 1974, recorded in the RMC Office for Greenville County, S.C. in Deed Book 1003, Page 520.

This mortgage is secondary and junior in lien to that certain mortgage given to First Federal Savings and Loan Association, dated September 13, 1976, in the original amount of \$28,400.00, which mortgage is of record in the RMC Office for Greenville County, S. C., in Mortgage Book 1377, Page 629.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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