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MORTGAGE OF REAL ESTATE

Mr. & Mrs. Lloyd H. Smith Rt. 1, Box 116 Sweet Water Rd. Fountain Inn. SC 29644

SLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1501 FAGE 763

WHEREAS, HORACE L. CROSBY, JR.

(hereinafter referred to as Mortgagor) is well and truly Indebted un to DOROTHY F. TUTEN SMITH

in monthly installments of \$50.00 beginning on January 1, 1980 and being due on the same date of each month thereafter until paid in full. The borrower will be considered in default of this note if any payment is more than 60 days in arrears.

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 aforesmid 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$1.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

\*ALL that certain piece, parcel or fet of fand, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 5.0 acres, more or less, and according to plat of survey prepared by R. B. Bruce, Surveyor, #1952, Carolina Surveying Company, 112 Manly Street, Greenville, SC dated 11/23/77, revised August 28, 1978 and having the following metes and bounds, to-wit:

BEGINNING at joint corner of property of David McClure and running along line of property of John Lewis Armstrong N. 71-24 E., 250.1 feet; thence along line of same property N. 82-57 E., 749 feet to corner iron pin; thence along line of property of Hoy Z. O'Shields S. 20-11 W., 400 feet to corner iron pin; thence N. 80-19 W., 874.8 feet along line of Dorothy F. Smith property; thence along line of said David McClure property N. 19-30 E., 60 feet, being the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Dorothy F. Tuten Smith as recorded in the RMC Office for Greenville County in Deed Book 1095, Page 907 recorded 1/24/79.

Washing not enamined the Commonwe records man's list title certified.
To ints, Gross, Gault & Smith

A pocumentary

Together with all and singular rights, members, herditaments, and appurtecances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 pramises unto the PMortgagee, 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 forcest defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomso ever family claiming the same or any part thereof.

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