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Greenville, SC 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.
3 27 PM '82
DEPT. OF REVENUE
RECORDS

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1571 PAGE 685

WHEREAS, Thelma B. Smith, now Thelma B. Holcombe,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, Greenville, South Carolina, its successors and assigns,

(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

Ten Thousand One Hundred Sixty-Two and 32/100 Dollars (\$10,162.32) due and payable

according to the terms of a promissory note executed herewith

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 Greenville, lying on the western side of Sturtevant Street, being shown and designated as Lot No. 143 on a plat of Section 1, of Subdivision for Abney Mills, Brandon Plant, made by Dalton & Neves, Engineers, dated February 1949 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, pages 56 through 59, reference to which is hereby craved for the metes and bounds thereof.

Being the same property conveyed to Troy H. Smith and Thelma B. Smith by Martha J. Durham by deed dated August 29, 1969, and recorded in Deed Book 874 Page 609 on August 29, 1969. The said Troy H. Smith having died testate and said property having been devised to the mortgagor by his Last Will and Testament, as will more fully appear from the records contained in Apt. 1663, File 16 in the Probate Court for Greenville County.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX COMMISSION
STAMP
20408
MAY 1 1982

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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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