

APR 23 3 07 PM 1957

BOOK 711 PAGE 195

MORTGAGE WORTH
R. M. C.

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: CLARENCE B. SMITH

Greenville, S. C. , hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto AIKEN LOAN & SECURITY COMPANY

, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of NINE THOUSAND FIVE HUNDRED Dollars (\$ 9,500.00), with interest from date at the rate of five ----- per centum (5 %) per annum until paid, said principal and interest being payable at the office of AIKEN LOAN & SECURITY COMPANY in Florence, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of FIFTY-FIVE AND 58/100 ----- Dollars (\$ 55.58), commencing on the first day of JUNE, 19 57, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of MAY, 19 82.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that lot of land in the county of Greenville, state of South Carolina, known and designated as Lot No. 16, on Plat of Tom W. Tucker and Elsie Tucker recorded in Plat Book NN, page 33, R.M.C. Office, Greenville County, S. C., and having according to said plat and a recent survey made March 1957 by R. W. Dalton, the following metes and bounds, to-wit:

Beginning at an iron pin on the easterly side of Princess Avenue (formerly Edgewood Drive) the joint front corner of Lots 15 & 16, which iron pin is 395 feet south from the southeast corner of Princess Avenue and Welcome Road; thence with the joint line of said lots S. 78-28 E. 200 feet to an iron pin; thence S. 20-20 W. 100 feet to an iron pin corner of Lot No. 1; thence with the line of said lot N. 78-28 W. 200 feet to an iron pin on the easterly side of Princess Avenue; thence with the easterly side of Princess Avenue N. 20-20 E. 100 feet to the beginning corner.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the