



WHEREAS: We, John C. Smith and Clara Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Standard Home Improvement Co., Inc.

(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
Two thousand three hundred one and 60/100 Dollars (\$ 2301.60) due and payable

in 48 consecutive installments of \$47.95 each commencing on the 23rd day of July, 1962 and continuing on the 23rd day of each and every month until paid in full.

With interest thereon from date of 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 and being known and designated as Lot No. 2 on Plat of property of John Henry Smith by Pickell & Pickell, Engineers, September 26, 1949 and being more fully described as follows: Beginning at an iron pin on the southwestern side of Cagle Street as shown on said plat, at the corner common to Lots 2 and 3 and running thence S. 48-10 W. 100 feet to an iron pin on the north line of Lot No. 1; thence N. 42-57 W. along the dividing line between Lots 1 and 2, 28 1/2 feet to an iron pin on the northeastern line of a certain 9 foot alley shown on said plat as a party drive; thence along the line of said alley N. 48-10 E. 100 feet to Cagle Street; thence along the line of Cagle Street S. 42-57 E. 28 1/2 feet to the point of the beginning, said lot of land being a part of Lot 6 of Block B of the Cagle-Mauldin Subdivision shown on Plat recorded in the R. M. C. Office in Book E at Page 242." Also: All that certain strip of land adjoining the above described lot of land as shown on plat referred to above as a party drive, said strip of land being described as follows: Beginning at an iron pin at the Northwestern corner of Lot No. 2 on said plat, on Cagle Street and running thence N. 42-57 W. along the line of Cagle Street 9 feet to an iron pin; thence S. 48-10 W. 100 feet to the Northeastern line of Lot No. 1; thence S. 42-57 E to an iron pin at the Southwest corner of Lot No. 2 a distance of 9 feet; thence N 48-10 E along the Northwestern line of Lot No. 2 100 feet to the place of beginning. This strip of land is subject to an easement and right-of-way for purposes of ingress and egress granted to the owner of Lot No. 1.

ASSIGNMENT

For value received we do hereby assign, transfer and set over to the Citizens and Southern National Bank of South Carolina the within mortgage and the note which it secures this 8th day of June, 1962.

Witness:

John C. Smith
Clara Smith

Standard Home Improvement Co., Inc.

W. H. Bledsoe
President - Treasurer

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.

PAID AND FULLY SATISFIED
THIS THE 16 DAY OF August
THE CITIZENS AND SOUTHERN NATIONAL
BANK OF SOUTH CAROLINA
GREENVILLE, S. C.
By *Charles W. Risson*
By *De Foy E. Cudd*
WITNESS *Mary Bolt*
WITNESS *Janet Oyster*

SATISFIED AND CANCELLED OF RECORD
11 DAY OF August 1966
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 4225