

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 899 Page 151
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Charles W. Hart,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Alvin Smith, his Heirs and Assigns forever:

(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

Seven Hundred and No/100----- Dollars (\$ 700.00) due and payable

on or before July 10, 1963,

with interest thereon from date at the rate of Six per centum per annum, to be paid at maturity

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

All that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, lying on the south side of Batson Road near Travelers Rest and containing 0.63 Acre, more or less, having the following metes and bounds:

BEGINNING at an iron pin, northeast corner of H. Y. Hawkins' land and running thence N. 29-00 W. 360 feet to an iron pin at Batson Road; thence S. 56-00 W. 77 feet to point in center of road; thence over iron pin S. 28-15 E. 350 feet to iron pin on Hawkins line; thence N. 63-30 E. 78.2 feet to beginning corner.

The above described property is the same conveyed to me by H. Y. Hawkins by his deed dated June 2, 1962 and recorded in the R. M. C. Office for Greenville County in Deed Book 703, Page 514.

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.

*5 April 60
Ollie Admeworth
S.C. Co. 21627*

*April 60
J-3076
attest
Alvin M. Smith
Deputy*