

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 937 PAGE 189
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN



WHEREAS, We, Vernon Smith and Ethel B. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

(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
Nine Hundred Sixty and 19/100 Dollars (\$ 960.19) due and payable

Payable one year from date

with interest thereon from date at the rate of 6 per centum per annum, to be paid in advance

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, Grove Township, State of South Carolina and being described as follows:

All that certain piece, parcel or tract of land situate, lying and being in Grove Township, in the county of Greenville, in the state of South Carolina being 4.31 acres, more or less, and being more particularly described according to a plat from a survey by John C. Smith, Surveyor, bearing date May 1, 1956, as follows, to wit:

BEGINNING at an iron pin at the Southwest corner of the tract herein conveyed and the common corner of lands of Homer Fuller, W. L. Dyer and the grantor, running thence N 16-36 E 241.4 feet to an iron pin; thence running N 71-57 E 315.4 feet to an iron pin; thence S 77-15 E 400 feet to an iron pin; thence S 15-05 W 230 feet to an iron pin; thence S 89-00 W 695.5 feet to the beginning corner. This tract is bounded on the West and Northwest by lands of W. L. Dyer, on the North by lands of the grantor, on the East by lands of Seawright and on the South by lands of Homer Fuller;

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 in full and satisfied this 27th day of Aug 1964
Wit:
Bonnie Merritt
Bank of Piedmont
By Charles T Kimbo
Pres

28 Aug. 64
Ollie Farnsworth
5127 P 6454