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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES M. ADDY

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK S. SMITH

(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 and No/100-----

Dollars (\$ 900.00) due and payable

six (6) months from date

maturity
with interest thereon from ~~20/100~~ at the rate of 8 per centum per annum, to be paid: semi-annually.

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 lot of land situate, lying and being at the Northwestern corner of the intersection of Hyde Circle with Pleasant (pleasantdale) Drive, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as the greater portion of Lot No. 27 on a Plat of Property of Frank Smith, et al, made by J. L. Hunter and R. K. Campbell, Surveyors, dated April 26, 1951, and recorded in the RMC Office for Greenville County, S. C., in Plat Book JJ, page 98, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the Northwestern corner of the intersection of Hyde Circle with Pleasantdale Drive and running thence with the Northern side of Pleasantdale Drive, S. 75-51 W., 167 feet to an iron pin at corner of property now or about to be sold by Frank S. Smith to Davis; thence a new line through the last mentioned property, N. 29-00 W., 68.9 feet to an iron pin in the line of Lot No. 26; thence with the line of Lot No. 26, N. 62-10 E., 147.8 feet to an iron pin on Hyde Circle; thence with the Western side of Hyde Circle, S. 38-08 E., 110 feet to an iron pin, the beginning corner.

Together with all and singular rights, members, herditaments, 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.