

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 5 9 18 AM '70
OLLIE FARNSWORTH
R. M. C.

BOOK 1154 PAGE 259

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mary McReynolds Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hestley D. and Marietta C. Stepp

(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 Four Thousand and no/100

Dollars (\$ 4,000.00) due and payable
at the rate of \$200.00 per month beginning on the 5th day of June, 1970 and running for 19 additional consecutive months

with interest thereon from date at the rate of 8% per centum per annum, to be paid: monthly on the 5th day of the month.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced 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:

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, lying and being on the southerly side of South Warwick Road, in Paris Mountain Township, near the City of Greenville, South Carolina, and being designated as Lot No. 38 of a subdivision known as Stratford Forest and having, according to a plat of said subdivision prepared by Piedmont Engineering Service dated February 25, 1957, and recorded in RMC Office for Greenville County, South Carolina in Plat Book KK Page 89, the following metes and bounds, to wit:

Beginning at an iron pin on the southerly side of Warwick Road, joint corner of lots 37 and 38 and running thence with the line of Lot no. 37 S-13-20 W 225 feet to an iron pin in the line of Lot no. 36 thence along Lot no. 36 and with the subdivision property line N 74-07 W 193.7 feet to an iron pin; thence continuing with said subdivision property line N 11-55 E 232.6 feet to an iron pin on the southerly side of South Warwick Road; thence along the southerly side of South Warwick Road S72-05 E200 feet to the point of beginning.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 4 PAGE 206

SATISFIED AND CANCELLED OF RECORD

10 Dec. 19 71
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:00 O'CLOCK P M. NO. 16127