

GREENVILLE, S. C.

OCT 5 4 21 PM '70

BOOK 1168 PAGE 381

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Floyd H. Smith and Olfria L. Smith, of the County and State aforesaid, (hereinafter referred to as Mortgagor) is well and truly indebted unto Abney Mills Greenville Federal Credit Union, a corporation,

(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 Eighteen Thousand Two Hundred

Dollars (\$ 18,200.00) due and payable

in eighty-four (84) monthly installments of Two Hundred Sixteen Dollars and Sixty-Seven (\$216.67) Cents each, commencing November 15th, 1970, and on the 15th day of each month thereafter, until paid in full,

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: monthly.

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, Greenville Township, near the City of Greenville, known and designated as Lot No. 18 of the subdivision known as Augusta Circle as shown on a plat of record in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "F", page 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Augusta Drive East, joint corner of Lots Nos. 18 and 19, and running thence with line of Lot No. 19, N. 21-35 E. 149.8 feet to an iron pin in the rear line of Lot No. 2; thence N. 60-14 W. 50.5 feet to an iron pin; thence S. 21-35 W. 155.6 feet to an iron pin on the North side of Augusta Drive East; thence with said Augusta Drive East 50.1 feet to the beginning corner.

ALSO:

All that certain portion, described below, of lot of land situate, lying and being in Greenville Township, County and State aforesaid, near the City of Greenville, of the subdivision known as Augusta Circle as shown on a plat of record in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "F", page 23, but the portion of land herein conveyed having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of East Augusta Drive and at the Southwest corner of Lot No. 18; thence along the West line of Lot No. 18 N. 21-35 E. 155.6 feet to an iron pin on rear line; thence S. 31-16 W. 152.2 feet to an iron pin on the North side of East Augusta Drive; thence along the North side of East Augusta Drive S. 48-44 E. to the point of beginning.

This is the same property conveyed to the mortgagors by deed from Kenneth P. Conroy and Helen V. Conroy, dated March 12th, 1969, and recorded in the R.M.C. Office for Greenville County, in Deed Book 864, at page 74.

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.

For Release Oct 18 + Part Oct 17 see Deed Book 909 Page 88 of deed to George W. Colburn et al