

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Byron A. Reid

(hereinafter referred to as Mortgagor) is well and truly indebted unto G. Harold 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 **Five Thousand One Hundred Ten and no/100** Dollars (\$5,110.00) due and payable

in four (4) equal payments of One Thousand Two Hundred Seventy-Seven and no/100 (\$1,277.00) with first payment being due on September 1, 1978. This amount may be paid in full without penalty or interest of any kind.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: on declining balance

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, about one (1) mile west of Gowansville, on the east side of an un-named county road, approximately 1100 feet northeast of the intersection of Lee Road and State Highway No. 11 being shown and designated as Tract No. 8 containing 5.3 acres, on a plat of property prepared for Harold Smith by W. N. Willis, Surveyor, dated March 2, 1973, and, according to said plat having the following metes and bounds:

BEGINNING at a point in the center of said un-named county road, joint front corner of Tracts Nos. 8 and 9 and running thence as dividing line between said tracts, S. 64-30 E. 485 feet to an iron pin on line of, now or formerly, Toie Greene; thence with the line of Greene, S. 35-00 W. 488 feet to an iron pin, rear corner of Tract No. 7; thence with the line of Tract No. 7, N. 64-30 W. 570 feet to a point in the center of said un-named county road; thence therewith, N. 43-00 E. 500 feet to the point of beginning.

This is the same property conveyed to Byron A. Reid by deed of G. Harold Smith on SEPTEMBER 1, 1977 and duly recorded in Deed Book 1063 at page 959 in the R.M.C. Office for Greenville County On SEPTEMBER 1, 1977.

1  
0

W. N. Willis  
Surveyor

1408 775

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.