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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MARION L. SMITH

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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 Thirty Thousand and No/100ths-----DOLLARS (\$ 30,000.00).

with interest thereon from date at the rate of 8.75 per centum per annum, said principal and interest to be repaid:

in monthly installments of Three Hundred Eighty and 03/100ths (\$380.03) Dollars, commencing March 1, 1978 with a like payment on the same date of each month thereafter until paid in full. All payments to be applied first to interest and then to principal.

Note and Mortgage to be due and payable in full at any change of ownership.

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, in Bates Township, on the northwestern side of S. C. Highway No. 25, being shown and designated as a .44 acre tract on plat of property of Larry C. Masters, dated September 3, 1974, prepared by Terry T. Dill, RLS, and being described, according to said plat, more particularly, to-wit:

BEGINNING at an old iron pin on the northwestern side of S. C. Highway No. 25 and running thence N. 69-00 W. 138 feet to an old iron pin on the southeastern side of Coleman Rd.; thence along said road N. 15-47 E. 125 feet to an iron pin; thence along the common line of property now or formerly belonging to Larry C. Masters S. 68-18 E. 172 feet to an iron pin on the northwestern side of S. C. Highway No. 25; thence along said highway S. 32-00 W. 125 feet to an old iron pin, the point of beginning.

Derivation: Deed of Larry C. Masters, dated February 3rd , 1978, recorded in Deed Book 1173 at Page 373 .

[Handwritten notes and signatures]

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

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