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MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law Greenville S C

GREENVILLE CO. S.C.
NOV 16 2 36 PM '78
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE



TO ALL WHOM THESE PRESENTS MAY CONCERN: ESTELLE D. SMITH

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 ONE THOUSAND SEVEN HUNDRED EIGHTY ONE AND 76/100

DOLLARS (\$ 1,781.76)

due and payable in twenty-four (24) consecutive monthly payments of seventy four and 24/100 (\$74.24) each, commencing November 15, 1978, continuing on the 15th day of each and every month until paid in full. Payments to be applied first to interest which has been added to the principal above and then to principal.

(7%)

with interest thereon from date at the rate of seven /per centum per annum, to be paid: as stated above

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,

ALL that piece, parcel or tract of land situate in the State of South Carolina, County of Greenville, in Fairview Township, and containing .30 acres more or less and being shown on a Plat prepared for Horace M. Smith by Joe E. Mitchell, R. L. S., dated March 1, 1974, as revised on July 29, 1975, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap near the center of River Road at the joint front corner of a two (2) acre tract of the Grantees herein and running thence along the joint line of Tract 1, N. 17-18 W., 339.0 feet to an iron pin; thence S. 31-14 E., 323.0 feet to a nail and cap near the center of River Road; thence running along the center of said Road S. 54-37 W., 81.7 feet to a nail and cap at the point of beginning.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

The above property is the same conveyed to Horace M. Smith and Estelle D. Smith by the deed of James W. Moore and Tempie M. Moore dated August 7, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1022, at Page 569, on August 11, 1975. The said Horace M. Smith died testate Jan. 24, 1977, and devised and conveyed his interest in the property to his widow, Estelle D. Smith, by Will of record in Probate Court for Greenville County in Apt. 1456, at File 15.

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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