

MORTGAGE OF REAL ESTATE
FILED
GREENVILLE CO. S. C.

BOOK 1458 PAGE 383

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DORNIE S. TANKERSLEY
R.M.C.

FEB 27 12 55 PM '79

WHEREAS, J. Reynold Smith and Glenda B. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto

The Bank of Greer

(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

Fifteen Thousand and no/100----- Dollars (\$ 15,000.00) due and payable in 120 consecutive monthly installments of \$190.02 each for principal and interest beginning on the 26th day of March, 1979, and on the 26th day of each month thereafter until paid in full, except that if not paid sooner, the final installment of principal and interest shall be due and payable February 26, 1989.

with interest thereon from _____ date _____ at the rate of 9.0 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:

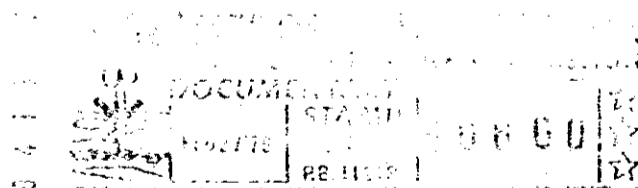
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, O'Neal Township, located on the Northern side of Ansel School Road and the Eastern side of Sharon Drive and being shown on a plat made for Thelma Garrett by W. C. Lindsey, R. L. S., dated 12-19-77 and having the following courses and distances, to wit:

Beginning at the Northeast intersection of said two roads and running thence N. 81-29 E., 250 feet along the Northern side of Ansel School Road to new corner; thence N. 4-33 E., 350 feet to iron pin on the line of other property of Thelma Garrett; thence S. 81-29 W., 250 feet to pin on the East side of Sharon Drive; thence with the East side of Sharon Drive, S. 4-33 W., 350 feet to the beginning corner and containing 1.96 acres, more or less. This is a part of the same conveyed to the within grantor by deed of Katherin W. Welch, recorded Dec. 6, 1972 in deed book 962 at page 292, Greenville County R. M. C. Office and being a part of Tract No. 2 in said deed.

DERIVATION: SEE Deed of Thelma W. Garrett to J. Reynold Smith and Glenda B. Smith recorded February 13, 1978 in deed book 1073 at page 586 in the R. M. C. office for Greenville County.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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