

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
3 37 PM '80  
L.H.C. WATERSLEY

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lee E. Smith and Helen B. Smith

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

(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 TWENTY THOUSAND and 00/100-----

-----Dollars (\$ 20,000.00 ) due and payable \$264.30 on the first day of June, 1980 and a like amount on the first day of each month thereafter up to and including April 1, 1990 with the entire principal balance and accrued interest being due and payable on May 1, 1990; said installments are to applied first to payment of interest and balance to principal with interest thereon from date at the rate of ten(10%) 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, the Mortgagee's heirs, 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 those pieces, parcels or lots of land in the county of Greenville, state of South Carolina, being known and designated as Lots 1-A, 2-A and 3-A on the northeast side of Temple Street, said property having a frontage and rear width of 260 feet and a parallel depth of 157 feet. The above lots are shown on tax map sheet 230 block 5 lots 45.1, 46.1 and 47.1.

THIS is the same property conveyed to the mortgagors by the mortgagee by deed of even date herewith to be recorded.

THE mortgagor reserves the right and privilege to pay the principal amount of the mortgage or any part thereof on any monthly payment date after two (2) years from the date of the mortgage.

MORTGAGEE'S ADDRESS:

307 Randall Street  
Greenville, SC 29609

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 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 is 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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