

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WITNESSETH

WHEREAS, THOMAS SULLIVAN

1527-533

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

SEVEN THOUSAND FIVE HUNDRED AND NO/100THS-----Dollars (\$ 7,500.00-----) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of ELEVEN (11) per centum per annum, to be paid: AS SET FORTH IN SAID NOTE.

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 Austin Township, and being known and designated as Tract No. 1 on plat of property of "Leonard Ray Smith", prepared by T. H. Walker, Jr., Reg. L. S., dated November 24, 1973, and recorded in the RMC Office for Greenville County in Plat Book 5-E at Page 82, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an ip at the joint front corner of Lot 23 and Tract No. 1 on Ridgewood Drive, and running thence along Ridgewood Drive, N. 59-07 E. 210 ft. to a point, joint corner of Tract No. 1 and Tract No. 2; thence turning and running along line of Tract No. 2 N. 2-06 W. 236.67 ft. to a point; thence turning and running S. 59-07 W. 210 ft. to a point in the joint line of Lot 23 and Tract No. 1; thence turning and running S. 2-06 E. 236.67 ft. to the beginning corner on Ridgewood Drive, and containing 1.0 acres, more or less.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in Austin Township, County of Greenville, State of South Carolina, and being known and designated as Tract No. 2 on plat of property of "Leonard Ray Smith", prepared by T. H. Walker, Jr., Reg. L. S., dated November 24, 1973, and recorded in the RMC Office for Greenville County in Plat Book 5-E at Page 82, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an ip at the joint front corner of Tract No. 2 and other property of Robert B. Smith, which ip is approximately 635 ft. from the intersection of Ridge Road and Ridgewood Drive and running thence along the joint line of other property of Robert B. Smith, N. 30-53 W. 380.5 ft. to an ip, joint corner of other property of Robert B. Smith; thence turning and running along line of Tract No. 2, S. 59-07 W. 236 ft., more or less, to a stake in the line of property now or formerly belonging to Susie P. Cureton; thence turning and running along the line of property now or formerly of Susie P. Cureton and property now or formerly belonging to Theodore Tolbert, S. 2-06 E. 197.46 ft. to a point in the joint line of Lot 23 and Tract No. 1; thence turning and running along the joint line of Tract No. 1, N. 59-07 E. 210 ft. to a point; thence turning and running along the joint line of Tract No. 1, S. 2-06 E. 236.67 ft. to a point at the joint front corner of Tract No. 1 and Tract No. 2; thence turning and running along Ridgewood Drive, N. 59-07 E. 235 ft. to an ip, the beginning corner, and containing 2.0 acres, more or less.

THIS being the same property conveyed to the Mortgagor(s) by a certain deed of Robert B. Smith dated December 17th, 1980, and thereafter filed for record in the RMC Office for Greenville County on December 17th, 1980, in Deed Book 100 at Page 125.

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 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.

DEED BOOK 100 PAGE 125

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