

FILED
GREENVILLE S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
MAY 6 12 37 PM '81
DEEDS
W. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, REGINA LEVIS SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARY ASHLEY, whose address is:
Route 8, Lakeview Drive, Greenville, S. C. 29611

(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

EIGHTEEN THOUSAND-----(\$18,000.00)-----Dollars (\$) due and payable

In accordance with the terms of the note between the parties of even date herewith.

with interest thereon from date at the rate of 12% per centum per annum, to be paid:
as per the aforementioned 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

ALL those pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as the western portion of Lots 14 and 15, Block O, as shown on plat of subdivision known as Highlands being recorded in the RMC Office for Greenville County in Plat Book K, at Page 51, and having, according to said plat, the metes and bounds as shown on that deed dated of even date hereof and recorded in the RMC Office for Greenville County in Deed Book 1157 at Page 884.

This is the same property conveyed to the Mortgagor herein by deed of the Mortgagee to be recorded herewith.

The Mortgagor understands that this transaction is a wrap-around mortgage and that there is currently outstanding against the subject property a purchase money mortgage from the Mortgagee to one Violet C. Ellison, whose address is 24 Springfield Avenue, Greenville, South Carolina 29611. Said Mortgage was in the original amount of \$11,500.00 and was recorded in the RMC Office for Greenville County in Mortgage Book 1387 at Page 738 on January 21, 1977.

In the event this property is sold or conveyed in any manner by the Mortgagor in any fashion, this mortgage shall be due and payable on such sale, without the written consent of the Mortgagee.

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STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY
STAMP
MAY 6 1981
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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 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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