

BOOK 1586 PAGE 82

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's mailing address: P.O. Box 7533, Greenville, S.C. 29610
GREENVILLE, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 16 4 24 PM '82
DONNIE BANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: FLOYD SMITH AND DELORES SMITH

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

WHEREAS, the Mortgagor is well and truly indebted unto Horace L. Mauldin

(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 Ten Thousand Seven Hundred

Seventy and no/100ths ----- DOLLARS (\$ 10,770.00),

with interest thereon from date at the rate of 12% per centum per annum, said principal and interest to be repaid: In monthly installments of One Hundred Thirty Two and no/100ths (\$132.00) Dollars including principal and interest computed at the rate of 12% per annum on the unpaid balance, the first payment being due December 1, 1982 and a like amount due on the 1st day of each month thereafter until paid in full. In addition to the monthly payment of \$132.00, the Mortgagors shall pay to the Mortgagee the sum of \$20.00 per month as an escrow payment to be held by the Mortgagee for the payment of future taxes and insurance. The total monthly payment will be \$152.00 per month.

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, on the west side of Seventh Avenue, in Judson Mills No. 2 Village, being known and designated as Lot 10 of Block G as shown on a plat of Judson Mills No. 2 Village made by Dalton and Neves, Engineers, in March, 1939, which plat is recorded in the RMC Office for Greenville County in Plat Book K at Pages 1 and 2 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Seventh Avenue, joint front corner of Lots Nos. 9 and 10, which iron pin is 115.7 feet north of the northwest corner of the intersection of Seventh Avenue and 20th Street and running thence N 83-13 W 120 feet to an iron pin in the line of Lot No. 7; thence N 1-47 E 50 feet to an iron pin, joint rear corner of Lots Nos. 10 and 11; thence with the joint line of said lots S 83-13 E 120 feet to an iron pin on the west side of Seventh Avenue; thence S 1-47 W 50 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by deed of the Mortgagee dated and recorded of even date herewith.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDS & CLERK
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LOVE, THORNTON, ARNOLD & THOMASON
28290 Dm. Hall
Floyd Smith, et al.

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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