MORTGAGE OF REAL ESTATE_Offi

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ORTGAGE OF REAL ESTATE

BOOK 954 PARE 7.

THESE PRESENTS MAY CONCERN:

WE, HARVEY J. SMITH AND LOUISE H. SMITH, WHEREAS.

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

First Carolina Mortgage Company

(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

Two Thousand Nine Hundred Eighty-Three and 45/100----- Dollars (\$ 2,983.45) due and payable

Due and payable at the rate of \$57.67 per month for 60 months beginning May 1, 1964 and continuing thereafter until paid in full; payments to be applied first to interest, and then to principal.

with interest thereon from date at the rate of six per centum per annum, to be paid:

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, Paris Mountain Township, known and designated as part of Lot No. 21 on a plat of Highview Acres, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book O, Page 123 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Courtland Drive, joint front corner of Lots Nos. 21 and 22 and running thence N. 84-70 W. 400 feet to an iron pin, corner of Lot No. 21 and property of United Cloth Company; thence in a line through Lot No. 21, common line of Lot No. 21 and property of United Cloth Company; thence N. 6-47 W. 201 feet to a point, common line of Lots Nos. 20 and 21; thence with the common line of said lots S. 84-30 E. 229.5 feet to a point on the common line of said lots, common line of Lot No. 21, Lot 20 and property of Alva D. and Elaine Rainey; thence with the Rainey line S. 6-47 E. 100 feet to a point; thence with the Rainey line S. 84-30 E. 200 feet to an iron pin on the western side of Courtland Drive; thence along said drive S. 5-30 W. 100 feet to an iron pin, the point of beginning.

This being part of the property conveyed to the mortgagors by deed dated January 31, 1962 and recorded in the R. M. C. Office for Greenville County in Elect Book 691, Page 342.

This is a second mortgage being junior in lien to that certain mortgage given to Carolina Federal Savings and Loan Association dated August 30, 1963 and recorded in the R. M. C. Office for Greenville County in Magel Book 933, Page 3.

ALSO, the following chattel:

One 1960 Ford Falcon, Serial # OK/1/5 22/49

STATE OF SOUTH CAROLINA

ASSIGNMENT

COUNTY OF

GREENVILLE

FOR VALUE RECEIVED, the undersigned hereby assigns, transfers and sets over unto North American Acceptance Corporation, the within mortgage and the note which it secures, without recourse.

In the presence of:

FIRST CAROLINA MORTGAGE COMPANY

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 escumbrances except as provided berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and ing the same or any part thereof. against the Mortgagor and all persons whomsoever lawfully claim