

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LEWIS STRICKLAND

WHEREAS,

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

FIVE HUNDRED FIFTY-SEVEN & 75/100 - - - - - Dollars (\$ 557.75 - - -) due and payable

\$25.00 due on July 24, 1975, and \$25.00 or more monthly until paid in full. Payment will first apply to interest and balance to principle,

with interest thereon from June 24, 1975, at the rate of eight 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, 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 being known and designated as Lot #1 as shown on plat of Forest Hills dated May 1967 and recorded in the RMC Office of Greenville County in Plat Book 000 at Page 111 and has according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Lots #1 and 2 on the northeast side of Access Road running thence with Lot #2 N. 51-07 E. 193.8 feet to an iron pin in the line of Lot #3; thence with Lots #3 and 9 S. 38-41 E. 183 feet to an iron pin; thence with land of Grantee S. 49-09 W. 200 feet to an iron pin on Access Road; thence with said road N. 36-52 W. 190 feet to the beginning corner.

This conveyance is made subject to all easements, restrictions, and rights-of-way which may affect the property hereinabove described.



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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