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MORTGAGE OF REAL ESTATE-Offices of Price & Posg. Attorneys at Law. Greenville, S. C.

FILED GREENVELE 60. S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLERSLE'S COUNTY OF GREENVILLERSLE'S R.M.C.



MORTGAGE









TO ALL WHOM THESE PRESENTS MAY CONCERN:

BILLY M. SMITH

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

WHEREAS, the Mortgagor is well and truly indebted unto SCUTHERN BANK AND TRUST 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 FGUR THOUSAND FOUR HUNDRED

SEVENTY ONE AND 68/100

DOLLARS (\$ 4,471.68

due and payable in 48 consecutive monthly payments of \$93.16, each, beginning August 8, 1979, and continuing on the 8th day of each and every conth until paid in full, payments to be applied first to interest, which has been added to the principal above, and then to principal.

(12.57 APR)

7% / per centum per annum, to be paid: as stated above. with interest thereon from date at the rate of

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 piece, parcel or tract of land situate in the State of South Carolina, County of Greenville, in Fairview Township, and containing .30 acres more or less and being shown on a Plat prepared for Horace M. Smith by Joe E. Mitchell, R.L.S., dated Warch 1, 1974, as revised on July 29, 1975, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap near the center of River Road at the joint front corner of a two (2) acre tract of the Grantees herein and running thence along the joint line of Tract 1, N. 17-18 W. 339.0 feet to an iron pin; thence S. 31-14 E., 323.0 feet to a nail and cap near the center of River Road; thence running along the center of said Road S. 54-37 W., 81.7 feet to a nail and cap at the point of beginning.

ALSO ALL that piece, parcel or tract of land situate in the State of South Carolina, County of Greenville, in Fairview Township, and being two (2) acres, more or less, according to a Plat prepared for Horace M. Smith by Joe E. Mitchell, R.L.S., dated March 1, 1974, and having the following metes and bounds, to-wit:

BEGINNING at a spike in the center of River Road and running thence N. 2-26 E. 370.1 ft. to an iron pin; thence N. 68-28 E. 188.6 ft. to an iron pin; thence S. 17-18 E. 339 ft. to a point in the center of said River Road; thence along the center of said River Road S. 62-17 W. 130.7 ft. to a point; thence continuing along the center of said River Road S. 72-49 W. 184.5 ft. to a spike, the point of beginning.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

The above described property is the same conveyed to the Nortgagor by the deed of Estelle D. Smith, to be recorded herewith.

The Mortgagor further conveys, grants, bargains, sells and releases to the Mortgagee one (1) 1972 Conner Mobile Home, Serial No. 4012M21KN1849, located on the property. 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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