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GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE Prep reg 35 Ebhards assurement. Attomers at Law OENEKSKINKXXXX - Greer, S. C.

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STATE OF SOUTH CAROLINGON HIE S. TANKERSLEY COUNTY OF GREENVILLE 8.H.C.

MORTGAGE OF REAL ESTATE

41 PAGE 437 BOCK

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS We, Thomas G. Smith, Jr. and Doreann L. Smith,

reinafter referred to as Mortgager) is well and truly indebted unto

T. Gordon Smith, Sr.

(hereinalter referred to as Mortgagee) as evidenced by the Martgagor's promissary note of even date herewith, the terms of which are

Four thousand and no/100 ths ----- Sollars \$4,000.00-1 due and payable

in three (3) years at the rate of \$667.00 plus interest in six (6) month intervals

per centum per annum, to be puid: in six (6) month intervals

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or the Martgagor'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 ef 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 scaling and delivery of these presents, the receipt whereat is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, self and release unto the Mortgages, its successors and es-

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perferring, and et all the rents, issues, and profits which may arise or on mad therefore, and including all healing, prumoing, and significances that are 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. ich may arise or be had thereform, and including all heating, plumbing, and lighting

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgages, its heirs, successors and assigns, forever.

The Mortgagor covenants taxt it is fawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is fawfully 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 Mortgages forever, from and against the Mortgagor and all persons whomsoever fawfully claiming the same or any part thereof.