

STATE OF SOUTH CAROLINA NOV 29 4 33 PM 1963

COUNTY OF

MORTGAGE OF REAL ESTATE

BOOK 942 PAGE 75

OLLIE F. SMITH
TRUST

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ralph Reid Plumley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Milton B. 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 Sixteen Hundred and Seventy-six and 66/100 Dollars (\$ 1676.66) due and payable

in monthly payments of Fifty Dollars per month until principal and interest has been paid in full

with interest thereon from date at the rate of 6 per centum per annum; to be paid: Annually

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: forever

"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, Highland Township, containing One Acre, more or less, being a part of Deed Vol., 280 page 289,

BEGINNING on an iron pin, which is S 3 E. 240 feet from old iron pin, running thence N. 85-15 E. 229 feet to nail in Pleasant Hill to Ebenezer Road (iron pin reference at S. 85-15 W. 29 feet) thence with said Road S. 9-11 E. 191 feet to nail; thence leaving road and passing iron pin at 29 feet S. 85-15 W. 229 feet to iron pin; thence N. 9-11 W. 191 feet to the beginning corner, and being all of the same lot of land, with all improvements thereon, conveyed to mortgagor herein by PIONEER FINANCE COMPANY by deed dated the 19th., day of November 1963.

Together with all and singular rights, members, hereditaments, 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, ^{his} 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.