

GREENVILLE CO. S. C.

SEP 24 11 28 AM '69
OFFICES of Price & Poag, Attorneys at Law, Greenville, S. C.
OLLIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE—

BOOK 1137 PAGE 478

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

D. H. SMITH

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN 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

EIGHT HUNDRED NINETY-EIGHT AND 74/100

DOLLARS (\$ 898.74)

due and payable in eighteen (18) consecutive monthly installments of Forty-Nine and 93/100 Dollars (\$49.93) each, applied first to interest and then to principal, with each payment being due and payable on the 22nd day of each month, commencing in October, 1969

with interest thereon from date at the rate of SEVEN 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,

ALL that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, lying and being on Pelzer-Piedmont Road, State Highway No. 20, formerly U. S. No. 29, and having, according to a survey made by W. F. Adkins, Surveyor, the following metes and bounds, to-wit:

BEGINNING at a point in Pelzer-Piedmont Road, State Highway No. 20, and running thence S. 64 E. 45 links to a stone near poplar; thence S. 64 E. 4 chains 22 links to an iron pin, new corner; thence N. 75-1/4 E. 5 chains 15 links to center of Pelzer-Piedmont Road; thence with the center of said road, State Highway No. 20, S. 13-1/2 W. 3 chains and 12 links to the beginning corner, being the same lot of land conveyed to the Mortgagor by that deed recorded in the R. M. C. Office for Greenville County in Deed Book 307, at Page 204.

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.