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STATE OF SOUTH CAROLINA LIE FARNSWORTH COUNTY OF Greenville & R.M.C.

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, L. Keith Smith,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Katherine Hettie Smith, her heirs and assigns forever,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even data herewith, the terms of which are incorporated herein by reference, in the sum of Fifteen Thousand and no/00

Dollars (\$15,000.00) due and payable

All due and payable at the end of twelve (12) years from date hereof.

with interest thereon from date at the rate of 6% per centum per annum, to be paid: at maturity

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, in Chick Springs Township, fronting

on South Main Street, in the City, being shown on plat by H. S. Brockman, Reg. Surveyor, August 1, 1957. Said plat being amended April 26, 1961, by John A. Simmons, Reg. Surveyor, and according to said plat has the following courses and distances:

BEGINNING at an iron pin on the bank of South Main Street and running thence N. 75-47 W. 175.6 feet to an iron pin, thence N. 9-30 E. 40 feet to an iron pin on the line of Walter L. Hendrix, thence along the line of Hendrix N. 77-03 E. 179.6 feet to a pin on bank of South Main Street, thence S. 4-43 W. 108.8 feet to the point of beginning.

Together with all and singular rights, members, herditaments, 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 thereform, 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, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever tawfully claiming the same or any part thereof.