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BOOK 1183 PAGE 633

MORTGAGE OF REAL ESTATE-Offices of Leatherwood ANNI WARE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Dollars (\$ 1,720.00

TO ALL WHOM THESE PRESENTS MAY CONCERN:

· WHEREAS. ROBERT C. SMÍTH AND MARY ANN SMÍTH

(hereinafter referred to as Mortgagor) is well and truly-indebted unto EDNA G. SCIFRES

(hereinaster 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 One Thousand Seven Hundred Twenty and No/100ths

\$40.00 on the first day of April, 1971 and \$40.00 on the first day of each month thereafter until paid in full, except that the balance, if not sooner paid, will be payable 43 months from date.

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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 and lying and being on the western side of Crosby Circle and being known and designated as Lot No. 206 on a plat of Paramount Park, said plat being recorded in the R.M. C. Office for Greenville County in Plat Book W, at page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Crosby Circle at the joint corner of Lot Nos. 206 and 207 and running thence along the joint line of said lots, S. 70-16 W. 150 feet to an iron pin; thence N. 68-48 W. 29.4 feet to an iron pin; thence along the joint line of Lot Nos. 205 and 206, N. 46-35 E. 187.9 feet to an iron pin on the western side of Crosby Circle; thence along said Circle, S. 19-44 E. 95 feet to an iron pin, the point of beginning.

This is a second mortgage, junior in lien to that certain mortgage in favor of Carolina National Mortgage Investment Co., Inc., said mortgage being dated December 12, 1968 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1112, at page 61.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the sume or any part thereof.