

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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GREENVILLE CO. S. C.  
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BOOK 1198 PAGE 415

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:  
R. M. C.

WHEREAS, Malcolm D. Smith and Teresa R. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto O. C. Raines, Jr.,

(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 Three Thousand Three Hundred Seventy-Seven and 89/100ths ----- Dollars (\$ 3,377.89 ) due and payable at the rate of Sixty-Seven and No/100ths (\$67.00) Dollars per month, with the first payment due August 15, 1971, and subsequent payments on the 15th of each month thereafter until paid in full, with payment first applied to interest and balance to principal. Privilege to prepay without penalty is reserved.

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

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, known and designated as Lot #210 of Pine Forrest as shown by a plat thereof made by Madison H. Woodward, engineer; and said lot having the following metes and bounds as shown on said plat, to-wit:

BEGINNING at an iron pin at the corner of Lot #209 and running thence along the line of said Lot #209, S. 89-31 E. 261 feet to an iron pin; thence N. 57-03 W. 111.3 feet to an iron pin at the back corner of Lot #211; thence along the line of said Lot #211 N. 89-31 W. 166 feet to an iron pin on street; thence with the line of said street S. 2-58 W. 56 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Violet Fletcher to be recorded herewith which is given to secure the purchase price of this conveyance.

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 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 same or any part thereof.