

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

FILED
GREENVILLE, CO. S. C.
MORTGAGE OF REAL ESTATE

BOOK 1205 PAGE 327

SEP 10 4 59 PM '71
TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, WE, JOHNNIE SMITH and CAROL B. SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto

CHARLES J. SPILLANE and J. R. CLEVELAND

(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

Fifteen Hundred----- Dollars (\$ 1500.00) due and payable
as follows:- \$50.00 per month, the first \$50.00 monthly payment being due
October 3, 1971 and remaining \$50.00 monthly payments being due on the 3rd.
day of each and every month thereafter,

with interest thereon from date at the rate of 8 per centum per annum, to be paid: as part of the monthly
payments.

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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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 Paris Mountain Township, containing
1.24 Acres, according to a plat prepared by C. O. Riddle, dated August 1954,
according to said plat being more fully described as follows:

BEGINNING at an iron pin on S.C. Road No. 88 and running thence N. 16-00E.
210 feet to an iron pin; thence N. 76-57 E. 265.5 feet to an iron pin in
the line of property of P. J. Lipscomb; thence with the line of said prop-
erty S. 16-00 W. 210 feet to an iron pin on S.C. Road 88; thence with said
road N. 71-35 W. 160 feet to an iron pin at a bend; thence continuing with
said road N. 83-58 W. 117 feet to the BEGINNING corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.