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OLLIE FARNSWORTH
R. M. C.

USL—FIRST MORTGAGE ON REAL ESTATE

BOOK 1238 PAGE 357

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

William

W. THOMAS SMITH

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

-----EIGHTY THOUSAND & NO/100-----

DOLLARS (\$80,000.00), with interest thereon from date at the rate of seven and one-fourth per centum per annum; said principal and interest to be repaid as therein stated, and

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 purpose;

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 situate, lying and being in the State of South Carolina, County of Greenville, in the corporate limits of the City of Greenville and being known and designated as Lot 30 in the northern half of Lot 31 as shown on a plat of Cleveland Terrace recorded in the R.M.C. Office for Greenville County in Plat Book G at Page 210 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the western line of Ridgeland Avenue, joint corner of Lots 29 and 30 and running thence with the joint line of said lots, N. 80-23 W. 162 feet to an iron pin; thence S. 8-39 W. 83 feet to an iron pin; thence S. 81-27 E. 10 feet to an iron pin in the line of Lot 31 and in the eastern line of a 10 foot alley; thence with the eastern side of said 10 foot alley, S. 7-51 W. 41.5 feet to an iron pin; thence S. 82-03 E. 150.5 feet to an iron pin in the western line of Ridgeland Avenue, which iron pin is located S. 6-57 W. 40 feet from the southeastern corner of Lot 30; thence with said Ridgeland Avenue N. 6-57 E. 40 feet to an iron pin; thence with said Ridgeland Avenue N. 10-02 E. 80 feet to the point of beginning.

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.