

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE FILED }
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUN 5 10 28 AM '79
WHEREAS, JACKNAE SMITH
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SALLY ANN DRAGGE SMITH

(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
Ten Thousand and No/100-----Dollars (\$ 10,000.00) due and payable

in one lump sum payment on July 1, 1983. Installment or lump sum payment may be made before such date.

No Interest Due
~~with interest thereon~~

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 herby 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, on the northwest side of Wembley Road, being shown as Lot No. 273 on a plat of Section B of Gower Estates, made by R. K. Campbell, Surveyor, Dec. 1961, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book XX, at pages 36 & 37 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Wembley Road at the joint front corner of Lots 272 and 273 and runs thence along the line of Lot 272 N. 69-41 W. 156.6 feet to an iron pin; thence N. 13-19 E. 80 feet to an iron pin; thence with the line of Lot 274, S. 76-41 E. 166.5 feet to an iron pin on the northwest side of Wembley Road; thence along Wembley Road S. 19-01 W. 52.3 feet to an iron pin; thence still along Wembley Road S. 20-58 W. 47.7 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by Deed of Donald E. Baltz, Inc. dated and recorded January 26, 1968 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 836 at Page 621.

This Mortgage is junior to that certain Mortgage to C. Douglas Wilson, Company, recorded in the R.M.C. Office for Greenville County, South Carolina.

GCTD ----- JUN 5 79 904
GCTD ----- JUN 5 79 905

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
\$ 04.00

Together with all and singular rights, members, hereditments, 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 same or any part thereof.

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