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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEED BOOK 1106
R.M.C.

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

WHEREAS, NANCY J. SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto LETTIE GREENWAY, 224 Dupont Drive, Greenville, South Carolina, 29607

(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 00/100 ----- Dollars (\$10,000.00) due and payable in 120 installments consisting of One Hundred Thirty-Four and 94/100 (\$134.94) Dollars per month commencing on September 1, 1979 until paid; for further terms see Note of even date.

with interest thereon from date at the rate of 10 1/2% per centum per annum, to be paid: annually

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, Parcel #1: Lot No. 39, Section II, Monaghan Mills Village, as shown on a plat entitled "Sub-division for Victor-Monaghan Mills, Greenville, S.C.", made by Pickell & Pickell, Engineers, Greenville, S.C., on December 20, 1948, and recorded in R.M.C. Office for Greenville County in Plat Book "S", at Pages 179-181, inclusive. According to said plat, the within described lot is also known as No. 7, Y.M.C.A. Street (Ave.) and fronts thereon 96 feet.

Parcel #2: Lot No. 49, Section 2, as shown on a plat entitled "Sub-division for Dunean Mills, Greenville, S.C.", made by Pickell and Pickell, Engineers, Greenville, S.C., on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book "S", at Pages 173-177, inclusive. According to said plat the within described lot is also known as No. 48, Allen Street, and fronts thereon 70 feet.

DERIVATION: These parcels being the same conveyed to the Mortgagor herein by the Mortgagee this date, said Deed to be recorded herewith in Deed Book 1106, at Page 822 in the R.M.C. Office for Greenville County, South Carolina.

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STATE OF SOUTH CAROLINA
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DOCUMENTARY
RECORDED
JUL 17 1979

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 fixtures and appurtenances, 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 Mortgagee 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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