

Mortgagee's address: ~~Greenville, S.C.~~ Brooks Gallagher, 233 Melville Avenue, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1480 PAGE 114

SEP 11 3 43 PM '79
JOHNIE S. TAYLOR
R.M.C.

MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Cameron E. Smith and Joan B. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carol Erskine, Judy Hoffman, Brooks Gallagher and Conyers Norwood

(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 Eight Thousand Five Hundred and No/100 Dollars (\$8,500.00) due and payable

as follows:
The entire balance of this debt shall be payable in full on or before September 7, 1980. Mortgagors reserve the right to prepay this debt without penalty.

with interest thereon from date at the rate of ten(10%) per centum per annum, to be paid in full on or before September 7, 1980.

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

All our right, title and interest in all those certain pieces, parcels or lots of land in the State of South Carolina, County of Greenville, on the south side of Cromwell Avenue, being shown as a portion of Lots 16, 17, 18 and 19 on a plat of property entitled "Property of Cameron E. Smith and Joan B. Smith", recorded in Plat Book Page in the RMC Office for Greenville County as shown on survey by Freeland and Associates dated September 7, 1979 and being more particularly described as follows:

BEGINNING at an iron pin on the southwest side of Cromwell Avenue at the joint front corners of Lots 19 and 20; thence along the line of Lot 20, S43-19 W., 120 feet to an iron pin on the northeast side of Cherry Avenue; thence along Cherry Avenue S. 46-41 E., 100 feet to an iron pin at corner of Lots 15 and 16; thence along the line of Lot 15 N. 43-19 E., 120 feet to an iron pin on Cromwell Avenue; thence with Cromwell Avenue N. 46-41 W., 100 feet to the point of Beginning.

This being the same property conveyed to the Mortgagors herein by Deed of Carol ERskine, Judy Hoffman, Brooks Gallagher and Conyers Norwood as recorded in the RMC Office for Greenville County, S.C., in Deed Book 1111 at Page 38 on September 10 1979.

THIS IS A FOURTH MORTGAGE.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 03.40

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.

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