

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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R.H.C.

BOOK 1529 PAGE 395

MORTGAGE OF REAL ESTATE
(CORPORATION)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dee Smith Co., Inc. and William E. Smith, Ltd., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, Post Office Box 1329, Greenville, S. C. 29602

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Seventy-five Thousand and No/100-----(\$75,000.00)----- Dollars (\$xxxxxxxx) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of /prime + 1/2 per centum per annum, to be paid as provided for in said note; 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 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 28 as shown on plat of BROOKFIELD WEST, SECTION I recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-C, at page 19, reference to which is hereby made for a more complete description by metes and bounds.

This being the same property conveyed to Dee Smith Co., Inc. by deed of Dee Smith Co., Inc. and The Vista Co., Inc. dated January 6, 1981, recorded herewith.

ALSO:

ALL those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots Nos. 10 and 11 as shown on plat of BROOKFIELD WEST, SECTION I recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-C, at page 19, reference to which is hereby made for a more complete description by metes and bounds.

This being the same property conveyed to William E. Smith, Ltd. by deed of Dee Smith Co., Inc. and The Vista Co., Inc. dated January 6, 1981, recorded herewith.

This is a second mortgage, being junior in lien to that certain mortgage given by Dee Smith Co., Inc. and The Vista Co., Inc. recorded in Mortgage Book 1514 at page 915.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
STAMP
3000

Together with all and singular rights, members, hereditaments, 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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