

MORTGAGE OF REAL ESTATE

BOOK 1545 PAGE 288

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.
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WHERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William Franklin Grubb, III and Price Whitney Grubb

(hereinafter referred to as Mortgagor) is well and truly indebted unto William E. Smith, Ltd.
P. O. Box 6251, Greenville, S. C. 29606

(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
Four Thousand Six Hundred and No/100----- Dollars (\$ 4,600.00) due and payable
on or before June 30, 1982, or upon permanent financing by the Borrowers, whichever first occurs,

with interest thereon from date at the rate of per centum per annum, to be paid: at maturity

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 situate, lying and being in the County of Greenville, State of South Carolina, known and designated as Lot No. 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.~~

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. 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 is the same property conveyed to the Mortgagors by the Mortgagee by deed of even date recorded herewith.

This is a second mortgage, being junior in lien to that certain mortgage given by William E. Smith, Ltd. to First Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1531, at page 709, on the 4th day of February, 1981, in the original amount of \$ 68,800.00.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
FEB 01 1981
TAX 301.84

400 8 2831801

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 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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