

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
REC'D
DEC 17 11 38 AM '81
JAMES W. WATSON
CLERK

BOOK 1559 PAGE 942

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOUTON AND BOUTON, ATTORNEYS
211 FETTERO BLVD.
GREENVILLE, S. C. 29601
(803) 232-1863

WHEREAS, KAY L. SMITH, RT. 5, Box 603,
SIMPSONVILLE, S.C. 29681

(hereinafter referred to as Mortgagor) is well and truly indebted unto BONNIE G. SMITH
RT. 5, Box 603, SIMPSONVILLE, S.C. 29681.

(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 -----

SIX THOUSAND AND NO/100THS-----Dollars (\$ 6,000.00---) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of SEVEN percentum per annum, to be paid: MONTHLY.

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, being known and designated as Lot No. 21, as shown on a plat of lands of George W. Marshall, deceased, made by C. M. Furman, Jr., C. E., dated February 7, 1982, said lot having the following metes and bounds, to-wit:

BEGINNING at a stake on the South corner of Patterson and Lee Streets, and running thence along Patterson Street, S. 46 W. 65 feet to a stake, corner of Lot No. 20; thence with line of last mentioned lot, S. 44 E. 118 feet to stake; thence N. 46-05 E. 63.4 feet to an iron pin on Lee Street; thence along Lee Street, N. 43-15 W. 118 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of Bonnie G. Smith on December 15, 1981, and thereafter filed on December 17, 1981, in the RMC Office for Greenville County in Deed Book 1157 at Page 587.

STATE OF SOUTH CAROLINA
DOCUMENTARY
RECORDED
STAMP
DEC 17 1981

GC10
131781
095

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 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.

2
4
0.90

4328 RV-2