

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

1072 443
S. C.
MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:
ASLEY

WHEREAS, David K. Smith and Mary P. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto John S. Coiner and Juanita F. Coiner

(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 Twenty One Thousand and NO/100

Dollars (\$ 21,000.00) due and payable

in accordance with terms of note of even date herewith.

with interest thereon from date hereof at the rate of 12 per centum 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

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, within the Corporation limits of the City of Greenville, on the eastern side of Dellwood Drive, being known and designated as Lot 137 on plat of property of Central Development Corporation and recorded in the R.M.C. Office for Greenville County in Plat Book BB at pages 22 and 23 and having, according to said plat, the following metes and bounds to wit:

Beginning at a point on the easterly side of Dellwood Drive joint front corner of lots 137 and 138 and running thence with the joint line of said lot, S. 62-08 E. 175 feet to a point in branch; running thence with the brance at the line, the traverse line being N.25-52 E. 79.7 feet to a point, joint rear corner of lots 137 and 136; running thence with the joint line of said lots, N. 62-10 W. 180.5 feet to an iron pin on the easterly side of Dellwood Drive; running thence with Dellwoowd Drive, S. 21-40 W. 80 feet to the beginnign point.

This is the same property conveyed to the mortgagors by deed of John S. Coiner and Juanita F. Coiner to be recorded simultaneously herewith.

This mortgage is junior to that Mortgage to C. Douglas Wilson Co. (now Bankers Mortgage Corporation) recorded in the R.M.C. Office for Greenville County in Mortgage Book 1003, page 153 on August 3, 1965.

This mortgage is not assumable without the written approval of the mortgagees.

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DOCUMENTARY STAMP
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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.

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