

MORTGAGE

MAR 16 10 20 AM 1964

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

OLLIE M. WORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WALLACE P. SMITH

of

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings;

WHEREAS, the Mortgagor is well and truly indebted unto

Central Realty Corporation

, a corporation

organized and existing under the laws of the State of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Eight Thousand and no/100 Dollars (\$ 8,000.00), with interest from date at the rate of five & one-fourth per centum (5 $\frac{1}{4}$ %) per annum until paid, said principal and interest being payable at the office of Central Realty Corporation in Greenville, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Forty Eight and no/100 Dollars (\$ 48.00), commencing on the first day of May, 1964, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April, 1989.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: near Greenville, South Carolina, known as Lot 64, on Plat of Crestwood, Inc., recorded in the R. M. C. Office for Greenville County in Plat Book "S", Page 189, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of South Estate Drive at the corner of Lot 65, which iron pin is situate 954.4 feet northwest of the curved intersection of South Estate Drive and North Estate Drive and running thence along the northeastern side of South Estate Drive, N. 58-40 W., 40 feet to an iron pin; thence with said Drive, N. 46-10 W., 40 feet to an iron pin; thence N. 44-05 E., 161.2 feet to an iron pin; thence S. 47-45 E., 23 feet to an iron pin; thence S. 65-30 E., 24.8 feet to an iron pin; thence S. 32-25 W., 164.2 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the