

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wm. E. Smith, Ltd., a South Carolina corporation

hereinafter referred to as Mortgagor) is well and truly indebted unto Robert C. West

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 **Two Thousand and No/100**-----

----- Dollars (\$ 2,000.00) due and payable

according to the terms of the note for which this mortgage stands as security.

with interest thereon from _____ date _____ at the rate of 8% per centum per annum, to be paid annually

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, on the northeastern side of Ferncrest Court, and being known and designated as Lot No. 13 on plat of Ferncreek, by Dalton & Neves Engineers, dated November, 1973, and recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 28, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Ferncrest Court at the joint front corner of Lots 12 and 13, and running thence with the line of Lot 12, N. 40-45 E. 169.2 feet to an iron pin; thence running with the rear line of Lot 13, N. 49-15 W. 284 feet to an iron pin; thence continuing with the rear line of Lot 13, S. 32-51 W. 203.7 feet to an iron pin at the joint rear corner of Lots 13 and 14; thence with the line of Lot 14, S. 43-36 E. 222.1 feet to an iron pin on Ferncrest Court; thence running with Ferncrest Court, N. 73-24 E. 64.6 feet to an iron pin at the point of beginning.



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, and all other fixtures, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures and improvements, 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 Mortgagee 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 Mortgagee 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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