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MORIGAGE OF REAL ESTATE Prepared to Fibrarios ANNERSON Attorneys at Law ONNERSON - Greek S. C.

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STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE) TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Thomas G. Smith, Jr. and Doreann L. Smith,

(hereinafter referred to as Mortgagor) is well and truly indebted un to

T. Gordon Smith, Sr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Four thousand and no/100 ths ----- Dollars \$4,000.00-1 due and payable

in three (3) years at the rate of \$667.00 plus interest in six (6) month intervals

with interest thereon from date at the rate of 61 per centum per annum, to be paid: in Six (6) Month intervals

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 whereot 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 those certain parcels or lots of land situate, lying and being in Greenville County, State of South Carolina, Chick Springs Township, on the east side of Pine Street Extension in the City of Greer, being shown and designated as Lots Numbers Two (2) and Three (3) on a plat made for J. O. Burnett by H. S. Brockman, Registered Surveyor, dated June 11, 1941, recorded in plat Book WW at Page 280, Greenville County R.M.C. Office, and according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of Pine Street, Ext., joint corner of Lots Nos. 1 and 2, and running thence along the east side of Pine Street Ext., S. 2-25W., 144 feet to iron pin, corner of Lots Nos. 3 and 4; thence with the line of Lots Nos. 4, 6 and 7, N. 89-58E. 288 feet to iron pin; thence N. 1-15 W. 144.4 feet to iron pin, joint corner of Lots 1 and 2; thence along the common line of lots, S. 89-58 W. 278.8 feet to the beginning corner.



Together with all and singular rights, members, herditaments, and eppurtenances to the same belonging in any way incident or eppertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever fawfully claiming the same or any part thereof.

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