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MORTGAGE OF REAL ESTATE—Offices of Cheros and Patterson, Attorneys at Law, Greenville, S. C.

Mortgagee's address: 3423 Poinsett Highway, Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE

NOTED
GREENVILLE CO. S. C.
APR 24 4 54 PM '71
JESSE S. THURKEYSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Alvin E. Smith, as Trustee

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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

Forty-five Thousand and No/100----- DOLLARS (\$ 45,000.00),
with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid: within one year from date.

WHEREAS, said mortgagor reserves the right to anticipate payment in whole or part at any time without penalty.

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, containing 56.3 acres, more or less, on the Southeastern side of Circle Road, being known and designated as Property of R. Franklin Smith as shown on plat dated June 1971, prepared by C.O. Riddle, RLS, recorded in Plat Book UUU at Page 161 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Circle Road and running thence, S 15-11 W 265 feet to an iron pin; thence, S 42-21 E 1,097.9 feet to an iron pin; thence, S 66-50 E 1378.8 ft. to an iron pin in or near the center of Betts Branch; thence with the center of said Branch as the line, the traverse of which is the following courses and distances: N 44-06 E 145.3 ft., N 16-06 E 149.5 ft., N 56-58 E 100.7 ft., N 74-22 E 87.7 ft. and N 52-11 E 240.2 ft. to an iron pin in or near the center of Griffith's Fish Pond Branch; thence with the center of Griffith's Fish Pond Branch as the line, the traverse of which is the following courses and distances: N 43-45 W 72.8 ft., N 26-17 W 263.2, N 35-11 W 463.1, N 47-27 W 179.3 ft., N 37-43 W 132 ft., N 51-42 W 184.6 ft., N 61-26 W 114.1 ft. and N 38-44 W 124.2 ft. to a Maple; thence, S 54-58 W 505 ft. to an iron pin; thence, N 30-34 W 673.9 ft. to an iron pin; thence S 54-26 W 222.9 ft. to an iron pin; thence, N 51-52 W 73.3 ft. to an iron pin in the center of Circle Rd.; thence with the center of said Road, S 64-10 W 527.7 ft. to the point of beginning, excluding, however, from the above described property 0.5 acres for a cemetery as shown on the above referred to plat.

This is the same property conveyed to the mortgagor by deed of Jesse C. Belcher, et al, recorded of even date herewith.

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 any other equipment or 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.

Mortgagee hereby agrees to release and discharge from the lien of this mortgage one (1) acre for every Nine Hundred (\$900.00) Dollars paid against the principal balance.

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