

Rt5 Box 333 Simpsonville 25681

BOOK 1569 PAGE 893

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GR: 10 S.C.
JUN 10 PM '82
S.S. RUSLEY

WHEREAS, LEOLA F. SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto
MARY SUE W. BOUCHILLON COX

(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 ELEVEN THOUSAND SEVEN HUNDRED EIGHTY and no/100 Dollars (\$11,780.00) due and payable \$129.71 per month beginning June 1, 1982 and a like amount each and every month for 20 years.

with interest thereon from date at the rate of 12.00 per centum per annum, ^{included in above payment} to be paid:

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

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 7 of a subdivision known as Woodruff Road Heights and more recently surveyed by J. L. Montgomery, III, dated May 6, 1982 and recorded in the RMC Office for Greenville County in Plat Book 9-B at page 40 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Angie Lane at the joint front corner of Lots Nos. 6 and 7, and running thence along the eastern side of Angie Lane, N. 17-00 E. 250 feet to an iron pin at the joint front corner of Lots Nos. 7 and 8; thence along the joint line of said lots, S. 73-00 E. 210 feet to an iron pin at the rear corner of Lots Nos. 7, 8 and 9; thence along the rear line of Lot No. 9, S. 15-41 E. 205.7 feet to an iron pin at the joint rear corner of Lots Nos. 9, 10 and 7; thence along the rear line of Lot No. 10, S. 11-01 W. 78 feet to an iron pin at the joint rear corner of Lots Nos. 6 and 7; thence along the joint line of said lots, S. 73-00 E. 329.6 feet to an iron pin at the joint front corner of Lots Nos. 6 and 7, the point of BEGINNING.

Being the same property conveyed to the Mortgagor herein by deed of even date herewith and filed for record contemporaneously herewith.

This Mortgage is made second and subject to that certain Mortgage executed by the Mortgagor herein of even date herewith to First Federal Savings and Loan Association in the principal amount of \$20,900.00.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
JUN 10 1982

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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