MORTGAGE OF REAL ESTATE-Offices of WILLIAMS & HENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

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WHEREAS, Carl K. Smithgonnic and C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lucille New Ritter

Dollars (\$ 8,500.00 ) due and payable in the following manner: \$121.96 shall be paid on January 9, 1984, and a like amount shall be paid on the same date in each succeeding month thereafter until the aforesaid indebtedness, including interest shall be paid in full, all payments to be applied first to interest with the balance, if any, to be applied to principal

mus interest thereon from

date

at the rate of

per centum per annum, to be puid:

monthly

WHEREAS, the Mortgagor may bereafter 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 Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, languined, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, the Mortgagoe's beirs, successors and assigns:

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All that lot of land in the State of South Carolina, County and Township of Greenville on the Perry Road, being known and designated as Lot No. 1 on a plat of Sans Souci Annex which plat is recorded in Plat Book C at Page 29, and having the following metes and bounds, according to said plat, to~wit:

BEGINNING at a stake on the Perry Road corner of Lot No. 2 and running thence S. 42-20 E. 157.5 feet to a stake on an alley; thence N. 42-40 E. 84.4 feet along said alley to a stake; thence N. 56-40 W. 159.6 feet to a stake on Perry Road; thence S. 42-40 W. 56.6 feet along said road to the beginning corner.

The within mortgage is a purchase money mortgage and the within property is the identical property conveyed to the mortgagor herein by the mortgagee herein by deed dated December 1, 1983, and which said deed is being recorded simultaneously with the within instrument.

The mortgagor herein agrees to mail to the mortgagee herein on or before the 7th day of each month the mortgage payments called for herein, said payments being mailed to the mortgagee at 15413 Carrolton Road, Rockville, Maryland 20853, or such other address as mortgagee may notify mortgager in writing of.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertailing, and all of the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fiatures now or hereafter attached, connected, or fitted thereto in any manners it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, he considered a part of the real estate.

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

The Mirigagor covenants that is is lawfully seized of the premises bereinabore described in fee simple absolute, that it has good right and have fully authorized to sell, convey or encumber the same, and that the premises are free and clear of all long and encumbrances except as provided bricin. The Mixtagore further covenants to warrant and fixever defend all and singular the said premises unto the Mortgagore forever, from and against the Mortgagor and all persons whomsorver lawfully claiming the same or any part thereof.

