



BOOK 1257 PAGE 98

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS GREENVILLE

MORTGAGE ON REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Robert C. Smith and Jeanne B. Smith, (hereinafter referred to as Mortgagor) SEND(S) GREETING.

WHEREAS, the Mortgagor is well and truly indebted unto HOME-BUILDING & LOAN ASSOCIATION, Easley, S. C. (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 Eighteen Thousand Five Hundred and No/100ths -----

DOLLARS (\$ 18,500.00), with interest thereon from date at the rate of seven & three-per centum per annum, said principal and interest to be repaid as therein stated, and fourths (7 3/4%)

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 purpose:

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 Pickens, Greenville, Gantt Township, being known and designated as Lot No. 47 of a subdivision known as South Forest Estates according to a plat thereof prepared by Pickell and Pickell, Engineers, on August, 1955, and recorded in the R.M.C. Office for Greenville County in Plat Book GG at page 181, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the eastern side of Brantford Lane, joint front corner of Lot Nos. 46 and 47, and running thence with the joint lines of said lots, N. 66-34 E. 127.3 feet to an iron pin to the rear line of Lot No. 38; thence along the rear line of Lot No. 38 N. 27-15 E. 32.3 feet to an iron pin; thence continuing along the rear line of Lot No. 38 N. 5-19 W. 30 feet to an iron pin; thence along the line of Lot 48 S. 84-41 W. 125 feet to an iron pin on the eastern side of Brantford Lane; thence along the eastern side of Brantford Lane S. 5-19 E. 42 feet to an iron pin; thence S. 14-25 E. 15.7 feet to an iron pin; thence S. 23-26 E. 44.2 feet to an iron pin, the BEGINNING corner; this being the identical property conveyed to Robert C. Smith and Jeanne B. Smith by Kathleen N. Estes, et al., by deed dated November , 1972, and recorded in Book of Deeds at page in the R.M.C. Office for Greenville County, South Carolina."