

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James L. Ritchie, III

Greenville, South Carolina, hereinafter called the Mortgagor,

WHEREAS, the Mortgagor is well and truly indebted unto The Peoples National Bank of Greenville, South Carolina organized and existing under the laws of the United States, hereinafter called the Mortgagee, as evidenced by a certain promissory note or notes, the terms of which are incorporated herein by reference, in the principal sum of Sixty Thousand Dollars (\$6,000.00) at the rate of four per centum (4%) per annum interest being payable at the office of The Peoples National Bank of Greenville, South Carolina, or at such other place as the Mortgagee may designate in writing, in monthly installments of Thirty-Four and 85/100 Dollars (\$34.85), commencing on the first day of January, 1949, and on the first day of each month thereafter until the principal and interest thereon shall be paid, that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of December, 1973.

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the signing 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, the following-described real estate situated in the county of Greenville, Gantt Township, State of South Carolina; known and designated as:

Lot No. 52, according to plat of property of Woodfields, Inc., a subdivision located on the southwest side of the Augusta Road, said lot having the following metes and bounds, according to plat by Dalton & Nevers, Engineers, recorded in the R. M. C. Office for Greenville County in Plat Book S, Page 113:

Beginning at an iron pin on the northern side of Crestfield Road at the joint front corner of Lots 53 and 52 and running thence along the line of Lot 53 N. 38-23 W. 235.5 feet to an iron pin at the rear of Lot 53; thence along the rear line of Lot 37 N. 48-49 E. 70.2 feet to an iron pin at the rear corner of Lot 51; thence along the line of Lot 51 S. 38-23 E. 239.1 feet to an iron pin on Crestfield Road; thence along Crestfield Road S. 51-37 W. 70 feet to the point of beginning.

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 the buildings, walks, fences, shrubbery, driveways, improvements and fixtures of every kind, including stoves, refrigerators, ranges, cabinets, venetian blinds, heaters, boilers, radiators, engines, machines, motors, screens, blinds, doors, hardware, wires, switches, electric fixtures, bells, insulations, and all other water, plumbing, ventilating, and heating equipment, including stokers, oil burners, tanks, air conditioning equipment now upon or which may hereafter be placed upon said property, shall be deemed to be fixtures and part of the realty herein conveyed, and shall be deemed part of the security for the indebtedness herein mentioned, and shall be covered by this mortgage.