

APR 22 2 31 PM 1949

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLIVE JAMES WORTH
R. 100

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Jesse A. Erwin (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto J. B. Ruser

(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 Three hundred thirty-one and 40/100

DOLLARS (\$331.40),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: \$25.00 per month, beginning May 22, 1949, and a like payment of \$25.00 on the 22nd day of each month thereafter until paid in full. Said interest is from date at the rate of Six (6%) per annum and is payable semi-annually.

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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, to Greenville, S. C., at the Southwestern corner of Wilbanks Street and the White Horse Road, near the City of Greenville, being shown as lot No. 1 on Plat of West Boulevard property of J. B. Ruser, made by R. S. Dalton in August 1924, and recorded in the R. S. Dalton Plat Book for Greenville County, in Plat Book "B" at Page 246, and being more particularly described, according to said plat, as follows:

"BEGINNING at a stake at the Southwestern corner of the White Horse Road and Wilbanks Street, an running thence with the Southern side of Wilbanks Street, S. 79-45 W. 209.6 feet to a stake at corner of lot No. 3; thence with the line of said lot, S. 10-15 E. 75 feet to a stake at corner of lot No. 2; thence with the line of said lot, N. 70-45 E. 170.4 feet to a stake on the White Horse Road; thence with the Western side of said Road, E. 11-40 E. 23.75 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by J. B. Ruser by deed to be recorded.

It is understood and agreed that this mortgage is junior in lien to a mortgage given to Aiken Loan & Security Company recorded in Volume 352 at Page 25. This mortgage is given to secure the balance of the purchase price.

The debt secured by this Mtg is Paid and satisfied in full Oct 29, 1949 J. B. Ruser.

*Witness
Hazel P. Callahan
W. W. Harmon*

*49
Oct
Ollie Jamesworth
25672*

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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.