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MORTGAGE OF REAL ESTATE—Office of Law, Thomas & Smith, Attorneys at Law, Greenville, S. C.
VOL 446 PAGE 478
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **R. Fred Hice** (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **J. C. Roe**

(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 **Nineteen Hundred Fifty and No/100**

DOLLARS (\$1950.00),

with interest thereon from date at the rate of **Six** per centum per annum, said principal and interest to be repaid: **\$600.00 on January 6, 1954, and \$600.00 on January 6, 1955, and the balance on January 6, 1956, with the privilege of anticipating all or any part of the unpaid balance at any time, with interest thereon from date at the rate of Six (6%) per cent, per annum, to be computed and paid 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, in **Highland Township, and according to a survey made by H. S. Brockman on December 12, 1949, contains 9.06 acres, and is described as follows:**

"BEGINNING at a stake in the road leading to Tigerville at corner of property of H. F. Goodlett and J. A. Wood Estate and running thence with the line of the J.A. Wood Estate, N. 62-45 E. 1119 feet passing a stake to a point in south fork of Tyger River; thence with the said River the following courses and distances, N. 41-45 W. 16.4 feet; N. 35-18 W. 98.6 feet, and N. 48-25 W. 261.9 feet to a point in corner of property of J. C. Roe; thence with the line of said property, S. 62-45 W. 1068 feet to a stake in the road leading to Tigerville; thence with the Western edge of the surface treatment of the said road, S. 37-00 E. 363 feet to the beginning corner."

Subject however to a right-of-way for egress and ingress along the northern line of this property from the Tygerville Road to Tyger River for the joint use of the property of J.C. Roe on the North, of H. F. Goodlett on the East and of R. Fred Hice and said right-of-way is 10 feet in width.

Being the same premises conveyed to the mortgagor by J.C. Roe by deed to be recorded.

It is understood and agreed that this mortgage is junior in lien to a mortgage this day executed by the mortgagor to Bank of Travelers Rest in the original sum of \$1800.00.

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.