

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 16 3 28 PM '52

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, H. D. Lonnecker, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Paul Reneau

(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 Six Thousand and No/100- - - -

DOLLARS (\$ 6,000.00),

with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be repaid: in monthly installments of \$96.63 each on the 15th day of each month hereafter; said payments to be applied first to interest and then to principal, with interest thereon from date at the rate of 5% per annum, to be computed and paid monthly.

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, on the Northeast side of Roper Mountain Road, about six miles east of Greenville County Courthouse, in Bates Township, and having as per Plat of property of Emaly M. Greene, prepared by Dalton and Neves in December, 1930, revised January, 1951, the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the center of Roper Mountain Road, at the joint corner of property described herein, and that now or formerly belonging to Pace, and running thence with the center of said road, N. 43-55 W. 125 feet to an iron pin; thence continuing with said road, N. 44-05 W. 550 feet to an iron pin; thence N. 45-55 E. 904.8 feet to an iron pin in line of Hawkins; thence with line of Hawkins, S. 29-30 E. 419 feet to stake by double maple; thence S. 56-55 E. 170 feet to a stone; thence S. 27-40 E. 139.5 feet to an iron pin; thence S. 48-30 W. 793.9 feet to point of beginning, and shown on said Plat as a tract containing 13.35 acres."

Being the same premises conveyed to the mortgagor by Alice Lee Lonnecker by deed recorded in Volume 430 at Page 420.

This mortgage is junior in lien to a mortgage executed by the mortgagor to Fidelity Federal Savings & Loan Association, on which there is a balance due as of July 31, 1952, of \$14,652.61.

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.