

FILED
GREENVILLE CO. S. C.

AUG 7 10 53 AM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, T. - B. Investment Company,
Inc. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto D. O. Dunlap

(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 and No/100**—

—————DOLLARS (\$ 1,900.00),
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 \$25.00 on the first day of each month hereafter to apply first to interest and then principal until paid in full.

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 northern side of Happy Avenue, near Rutherford Road, and being shown as Lots 38, 39, 40, and 41 on plat of Rutherford Park property of L. A. Mills made by Dalton & Neves on September 30, 1946, and recorded in Plat Book "P", at Page 109, and described as follows:

"LOTS 38 and 39: BEGINNING at an iron pin on the Northern Side of Happy Avenue joint corner of Lots 37 and 38 and running thence with joint line of said Lots N. 22-35 W. 98.5 feet to corner of lot now formerly owned by Shives; thence with line of Shives' lot N. 22-53 W. 39.4 feet to an iron pin in rear line of Lot #17; thence with rear line of Lots #17 and 18 N. 71-09 E. 91.8 feet to the joint rear corner of Lots #39 and 40; thence with joint line of said lots S. 26-32 E. 129.9 feet to an iron pin on the Northern side of Happy Avenue; thence with said Avenue S. 63-12 W. 100 feet to the beginning corner,"

Being the same premises as conveyed to the mortgagor by D. O. Dunlap by deed to be recorded herewith.

LOTS 40 and 41: BEGINNING at a stake on the Northern Side of Happy Avenue at the corner of Lots No. 39 and running thence with the line of said lot, N. 26-32 W. 129.9 feet to a stake at corner of Lot No. 18; thence with the line of said lot, N. 71.09 E. 111.9 feet to a stake; thence S. 25-57 E. 95.8 feet to a stake; thence S. 00-30 E. 15.6 feet to a stake on the Northern side of Happy Avenue; thence with the Northern side of Happy Avenue, S. 63-12 W. 103.5 feet to the beginning corner.

Being the same premises as conveyed to the mortgagor by D. O. Dunlap by deed to be recorded herewith.

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.