

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Blythe, Attorneys at Law, Greenville, S. C.

AUG 14 10 50 AM 1955

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

WILLIE FARNSWORTH  
R.M.O.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Albert E. Granburg and Lenora (hereinafter referred to as Mortgagor) SEND(S) GREETING:  
A. Granburg

WHEREAS, the Mortgagor is well and truly indebted unto William L. Brown

(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

----- Twelve Hundred Eighty-Eight and 70/100----- DOLLARS (\$ 1288.70 ),

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 \$20.00 each on the 14th day of each month hereafter, to be applied first to interest and then to 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, containing 4.73 acres, more or less, on the Scuffletown Road, and being more particularly described, according to survey prepared by J. C. Hill, May 23, 1953, as follows:

"BEGINNING at an iron pin in the South side of Scuffletown Road, and running thence S. 24 E. 808 feet to an iron pin; thence S. 69 W. 300.7 feet to an iron pin; thence N. 24 W. 510.4 feet to an iron pin; thence N. 64-07 E. 120 feet to an iron pin; thence N. 24 W. 269.6 feet to a nail and cap in the Scuffletown Road; thence with said road, N. 64-07 E. 180 feet to the point of beginning."

Being the same premises conveyed to the mortgagors by deed of William L. Brown of even date, to be recorded herewith.

It is understood and agreed that the lien of this mortgage is junior to that of a mortgage executed by William L. Brown to Independent Life and Accident Insurance Company recorded in Book of Mortgages 564 at Page 39, on which there is a balance due of \$5951.30; and it is further understood and agreed that any default in the terms of the said mortgage shall constitute a default in this mortgage and shall entitle the mortgagee to foreclose it regardless of whether or not the holder of the said first mortgage exercises his option to foreclose for the said default.

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.