

OCT 1 12 20 PM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELLIE FARNSWORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James S. Babb and Ruth Dacus Babb (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto J. A. Carson

(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 **Thirteen Hundred and No/100**

DOLLARS (\$1300.00),

with interest thereon from date at the rate of **six** per centum per annum, said principal and interest to be repaid: \$30.00 on November 1, 1953 and a like payment of \$30.00 on the 1st day of each month thereafter until paid in full, said payments to be applied first to interest and then to principal, with interest thereon from date at the rate of Six (6%) per cent, 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, in the City of Greenville, on the Eastern side of Drayton Drive, being known and designated as lot No. 134, on plat of University Heights, recorded in Plat Book BB at Page 21, and described as follows:

"BEGINNING at an iron pin on the Eastern side of Drayton Drive, at the corner of lot No. 133, and running thence with the line of said lot, N. 59-34 E. 199.2 feet to an iron pin; thence S. 29-16 E. 100 feet to an iron pin at the rear corner of lot No. 135; thence with the line of said lot, S. 59-34 W. 196.8 feet to an iron pin in the Eastern side of Drayton Drive; thence with said Drive, N. 30-26 W. 100 feet to the point of beginning."

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Shenandoah Life Insurance Company in the original sum of \$9000.00.

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.