

BOOK 575 PAGE 316

GREENVILLE, S. C.
MORTGAGE OF REAL ESTATE—Office of Law, Thompson & Rhyder, Attorneys at Law, Greenville, S. C.

OCT 6 4 25 PM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CALLIE FARNSWORTH
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Earnest E. Marchbanks

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto C. V. Marchbanks

(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 **Twenty-Four Hundred Fifty-Seven & No/100**

DOLLARS (\$2457.00),

with interest thereon from date at the rate of **Five** per centum per annum, said principal and interest to be repaid: \$20.00 on November 6, 1953, and a like payment of \$20.00 on the 6th 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 Five (5%) 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, on the Northeast corner of McCrary Street and Cornelia Street (formerly Green Street) being a portion of lots 259, 260 and 261, as shown on plat of M. P. Gridley, recorded in Plat Book A at Pages 278 and 279, and according to a more recent survey prepared by C. C. Jones, Eng., September 29, 1953, as follows:

"BEGINNING at a stake on the Northeast corner of McCrary Street and Cornelia Street, and running thence with the Eastern side of Cornelia Street, N. 13-45 E. 138 feet to a stake at corner of property of Callie Mae Loveland; thence with line of said property, S. 76-10 E. 100 feet to a stake in line of property of H. W. Smith; thence with the line of said property, S. 13-45 W. 138 feet to stake on McCrary Street; thence with the Northern side of McCrary Street, S. 76-15 W. 100 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by the mortgagee by deed to be recorded.

It is understood and agreed that this mortgage is junior in lien to a mortgage this day executed to Independent Life and Accident Insurance Company, a Florida Corporation, in the original sum of \$4700.00.

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.