

OCT 28 1 02 PM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THE FAIRBANKS R.M. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, W. Adrel Jones and Tinie C. Jones

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

WHEREAS, the Mortgagor is well and truly indebted unto Kathleen C. Morgan

(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-SEVEN THOUSAND AND NO/100

----- DOLLARS (\$ 27,000.00),
with interest thereon from date at the rate of five per centum per annum, said principal and interest to be repaid: \$213.52 on the 28th day of November, 1953, and a like payment of \$213.52 on the 28th day of each successive month until paid in full, said payments to be first applied to interest, balance to principal, until paid in full, with the purchaser to have the right to anticipate payment at any time, with interest thereon from date at the rate of 5% 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, at the Northwestern corner of the intersection of Augusta Road and Sevier Street in the City of Greenville, being more particularly described as follows:

"BEGINNING at an iron pin at the Northwestern corner of the intersection of Augusta Road and Sevier Street, and running thence with the Western side of Sevier Street, S. 32-40 W. 275 feet, more or less, to iron pin at corner of Lot No. 1, as shown on plat recorded in Plat Book G, at page 246; thence with line of Lot No. 1, N. 57-20 W. 140.5 feet to iron pin; thence N. 33-34 E. 42.2 feet to pin; thence S. 53-56 E. 69.2 feet to pin in joint line of Wade and Morgan properties; thence with line of property formerly owned by P. D. Wade, N. 33-04 E. 250 feet, more or less, to pin on Augusta Road; thence with the Southwestern side of Augusta Road, S. 46-12 E. 69.15 feet, more or less, to iron pin, the point of beginning; said premises being the property conveyed to the mortgagors by deed to be recorded."

This mortgage is given to secure the unpaid portion of the purchase price.

As a further condition of this mortgage it is covenanted and agreed that the residence located upon the premises above described shall not be removed nor subjected to major alterations without the written consent of the mortgagee until the indebtedness secured by this mortgage has been reduced to \$20,000.00.

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.