

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 9 10 31 AM 1954

OLLIE FARNSWORTH  
R. W. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James P. Goodwin

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

WHEREAS, the Mortgagor is well and truly indebted unto H. L. Baumgardner

(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 Nine Hundred and No/100

DOLLARS (\$ 900.00 ),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: 9.00 on February 9, 1954, and a like payment of \$9.00 on the 9th 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 6% 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, being known and designated as lot 87 and a portion of lot 88, as shown on Map # 2, of Nichol-town Heights, recorded in Plat Book M at Pages 4 and 5, and being more particularly described according to a revised plat of lots 87, 88 and 89, Map # 2 of Nichol-town Heights, prepared by C. O. Riddle, November 5, 1953, as follows:

"BEGINNING at an X on stonewall on the north side of River Street, 120 feet East of the intersection of River and Hilton Streets, joint corner of lots 87 and 88, and running thence with River Street, N. 81-15 E. 55.8 feet to an iron pin in front line of lot 88; thence through lot 88, N. 10-31 W. 116.5 feet to iron pin in the rear line of lot 88; thence S. 81-15 W. 52.2 feet to iron pin, rear corner of lot 80; thence with the rear line of lots 80, 79, and 78, S. 8-45 E. 116.4 feet to the point of beginning."

Being the same property conveyed to the mortgagor by the mortgagee.

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Fidelity Federal Savings & Loan Association in the original sum of \$3000.00.

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.

AND CANCELED  
BY  
GIVEN