

OLLIE FARNSWORTH
R.M.C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Evalona Hunt Wagner and Ruby Hunt

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

WHEREAS, the Mortgagor is well and truly indebted unto G. H. Montgomery

(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 One Thousand and No/100-

DOLLARS (\$1000.00),

with interest thereon from date at the rate of Five per centum per annum, said principal and interest to be repaid: \$25.00 on February 23, 1954, and a like payment of \$25.00 on the 23rd day of each month thereafter until paid in full, said payments to be applied first to interest and then to principal with the right to anticipate payment at any time, with interest thereon from date at the rate of five 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 East side of Bennett Street, being known and designated as lot 10, as shown on plat of property of C. H. Talley, recorded in Plat Book H at Page 116, and being more particularly described according to a recent survey prepared by C. C. Jones, Eng., December 28, 1953, as follows:

"BEGINNING at an iron pin in the East side of Bennett Street, which pin is 76 feet North of the intersection of Bennett Street and Cary Street, and running thence with Bennett Street, N. 19-30 E. 51 feet to iron pin; thence S. 70-30 E. 150 feet to iron pin; thence S. 19-30 W. 51 feet to iron pin in rear corner of lot 9; thence N. 70-30 W. 150 feet to the point of beginning. Being the same premises conveyed to the mortgagors by G. H. Montgomery et al by deed to be recorded."

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Independent Life and Accident Insurance Company in the sum of \$7000.00.

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.