

FEB 11 3 04 PM 1954

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: HENRY J. HODGE

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

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

(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 Sixty-Five Hundred and No/100 - - -

DOLLARS (\$ 6500.00),

with interest thereon from date at the rate of Five per centum per annum, said principal and interest to be repaid: \$65.00 on March 11, 1954 and a like payment of \$65.00 on the 11th day of each successive month 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, Gantt Township, situate on the Eastern side of the Stanton Bridge Road, being shown as Lot No. 3 on plat of the property of J. A. Lunsford, made by S. H. Brockman, February 4, 1954, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of the Stanton Bridge Road at the corner of property owned by C. H. Satterfield; thence with this line S. 78-48 E. 711 feet to stake; thence continuing S. 69-38 E. 709 feet to iron pin; thence N. 25- E. 622.5 feet to iron pin at rear corner of tract 1; thence with line of tracts 1 and 2 N. 65-30 W. 1356 feet to iron pin in line of property now or formerly owned by J. L. Eubanks; thence with the line of said property S. 10-46 W. 174 feet to pin; thence continuing with the line of said property N. 79- W. 168 feet to iron pin on Stanton Bridge Road; thence with Eastern side of Stanton Bridge Road S. 21-07 W. 100 feet to bank; thence continuing with said road S. 18-12 W. 300 feet to pin; thence still with said road S. 16-12 W. 242.5 feet to iron pin, point of beginning containing 23 acres, more or less.

Said premises being the same conveyed to the Mortgagor by J. A. Lunsford and this Mortgage is given to secure the unpaid portion of the purchase price.

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.