

FEB 18 3 43 PM 1954

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Blythe, Attorneys at Law, Greenville, S. C.

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

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: W. E. McClain

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

WHEREAS, the Mortgagor is well and truly indebted unto Ben C. Thornton

(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 Two Thousand and No/100 - - - -

DOLLARS (\$ 2,000.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: Six months after date with interest thereon from date at the rate of Six (6%) per cent, per annum, to be computed and paid semi-annually.

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 Gantt Township, on the East side of the Augusta Road being Lot No. 44 in a subdivision known as Pecan Terrace as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book 'GG', page 9 and being more particularly described as follows to-wit:

"BEGINNING at an iron pin on the South side of Pecan Drive at joint front corner of Lots Nos. 44 and 45 and running thence with the joint line of said lots S. 65-41 W. 163.4 feet to an iron pin on line of Lot No. 49; thence with the line of that Lot S. 1-12 E. 13.1 feet to rear joint corner of Lots Nos. 44, 49, 50 and 52; thence with the rear line of Lot No. 52 S. 29-24 E. 58.1 feet to an iron pin corner of Lot No. 43; thence with the line of that Lot N. 65-41 E. 164.3 feet to an iron pin on the South side of Pecan Drive; thence with said Drive N. 24-19 W. 70 feet to the beginning corner."

Being the same property conveyed to the Mortgagor by deed of Alfred C. Mann, Jr. to W. E. McClain, recorded in Deed Book 492 at Page 545.

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.

Paid + Satisfied Mar. 7, 1954.

Ben C. Thornton