

FEB 11 9 40 AM 1956

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEOLLIE FARNSWORTH  
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Stephen D. Mitchell

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

WHEREAS, the Mortgagor is well and truly indebted unto John D. Pellett, Sr., and John D. Pellett, Jr., (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 (\$2000.00 ),

with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be repaid: \$25.00 per month on the 10th day of March, 1956, and a like payment of \$25.00 on the 10th day of each month thereafter until paid in full, with interest thereon from date at the rate of five (5%) per cent. per annum, to be computed and paid monthly to be applied first to interest balance to principal, with the right to anticipate payment at any time

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, near the City of Greenville, in Austin Township, being shown and designated as Lot 13 on plat of Augusta Knoll recorded in Plat Book "R" at Page 7, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Traynham Street at corner of Lots 12 and 13 and running thence with the line of Lot 12 N. 1 W. 90 feet to an iron pin; thence N. 89 E. 89.5 feet to an iron pin; thence S. 13-39 E. 92.25 feet to an iron pin on Traynham Street; thence with the northern side of Traynham Street S. 89-00 W. 109.7 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by the mortgagees herein by deed to be recorded.

It is understood and agreed and agreed that this mortgage is junior in lien to a mortgage executed by Stephen D. Mitchell to Fidelity Federal Savings & Loan Association in the sum of \$5000.00 of even date.

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.