

JAN 7 12 30 PM 1958

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Thomas B. Banks & Louise V. Banks (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Truluck L. Howard

(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

ELEVEN HUNDRED AND NO/100----- DOLLARS (\$1100.00),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

\$20.00 per month, beginning February 7, 1958 and \$20.00 per month on the 7th day of each succeeding month thereafter until paid in full, with full privilege of anticipation, with interest thereon from date at the rate of six (6%) per cent, per annum, to be computed and paid semi-annually, until paid in full.

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, being known and designated as Lot 157 of a plat of the property of Augusta Acres, recorded in Plat Books P at page 17 and S at page 41 in the R. M. C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Patton Drive, at the joint front corners of Lots 157 and 158 and running thence with the line of Lot 158, N. 74-15 E. 322.8 feet to an iron pin in line of Lot 283; thence with the line of lot 283, S. 31-35 E. 109.3 feet to an iron pin on Churchill Circle; thence with said Churchill Circle, S. 59-10 W. 332.5 feet to an iron pin at the intersection of Churchill Circle and Patton Drive; thence with the curve of the intersection, the chord of which is N. 68-18 W. 39.7 feet to an iron pin on Patton Drive; thence with said Patton Drive, N. 15-45 W. 167.5 feet to an iron pin, point of beginning.

Being the same property conveyed to Mortgagors by deed of Truluck L. Howard of even date, to be recorded herewith.

It is understood and agreed that the lien of this mortgage is junior to the lien of a mortgage this day executed by mortgagors to Fidelity Federal Savings and Loan Association in the amount of \$3200.00.

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.