

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

RECORDED
AUG 30 8 12 AM 1958
OFFICE OF THE CLERK

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELMER LEE RICE

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

WHEREAS, the Mortgagor is well and truly indebted unto ALLEN LEAGUE

(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 Sixteen Hundred Thirty-four and 82/100 -----

DOLLARS (\$ 1634.82),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid: \$40.00 per month beginning September 21, 1958, and \$40.00 on the 21st day of each month until paid in full, with interest thereon from date at the rate of six (6%) per cent, per annum, to be computed and paid annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and also in consideration of the further sum of Three Dollars (\$3.00) 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, its 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, on the eastern side of Phillips Drive in Bates Township, near the Town of Travelers Rest, being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of Phillips Drive corner of property now or formerly of C. D. Rice, Jr., and running thence S. 33 1/4 E. 134 feet to an iron pin; thence S. 44-1/2 W. 108 feet to an iron pin; thence N. 49-0 W. 134 feet to an iron pin on Phillips Drive; thence with Phillips Drive N. 44-1/2 E. 136 feet to the beginning corner.

Containing .43 acre, more or less, and being the same conveyed to the mortgagor by deed recorded in Deed Book 426, Page 411.

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.