

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

MAR 30 2 14 PM 1959

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James E. Reid

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

WHEREAS, the Mortgagor is well and truly indebted unto Eunice M. Springfield

(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 THOUSAND FIVE HUNDRED AND NO/100---

DOLLARS (\$ 11,500.00),

with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid: \$140.00 per month, beginning May 1, 1959, and \$140.00 on each successive first of the month thereafter, for a period of 24 months. At the end of the 24th month, the mortgagor hereby agrees that he will refinance this mortgage and pay off the mortgagee in full, with interest thereon from date at the rate of six per cent, per annum, to be computed and paid annually, until paid in full.

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, in Gantt Township,

and having according to a plat of same made May 17, 1940, by G. A. Ellis, Surveyor, the following courses and distances, to-wit:

BEGINNING at an iron pin in the middle of Old Grove Road at corner of the Owens Land and running thence along the middle of said road, S. 4 E. 316 feet to bend; thence still along middle of said road, S. 10-15 E. 267 feet to iron pin; thence leaving said road and running N. 84 W. 525 feet to iron pin; thence S. 5 W. 260 feet to stone; thence N. 86 W. 1890 feet to stone; thence N. 4-30 E. 680 feet to iron pin; thence S. 86 E. 1894 feet to iron pin; thence N. 5 E. 155 feet to iron pin; thence S. 84 E. 423 feet to the point of beginning.

LESS, HOWEVER, a tract of land conveyed to B. Barclay Newland by Deed Book 539 at page 274, containing approximately 2 acres. The above description covers 35.8 acres and with the two acres conveyed to Newland, the remaining acreage conveyed by this deed is 33.8 acres, more or less.

Being the same property conveyed to Mortgagor by deed to be recorded herewith.

It is understood and agreed that the Mortgagee has conveyed this property to the Mortgagor prior to the expiration of the 6 months' period to close out the late O. B. Springfield's estate. Should any claims arise which the Mortgagor should have to pay, then any amount paid shall be deducted from this mortgage.

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.