

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLARA B. HEWELL

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

WHEREAS, the Mortgagor is well and truly indebted unto CALVIN CO.

(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 Four Thousand and No/100

DOLLARS (\$ 4000.00),

with interest thereon from date at the rate of 5½ per centum per annum, said principal and interest to be repaid: in monthly installments of \$100.00 on the 20th day of each month hereafter, beginning April 20, 1959, to be applied first to the payment of interest and then to principal, until paid in full, with the privilege of anticipation of all or any part of the unpaid balance at any time, with interest thereon from date at the rate of five and one-half (5½%) per cent, per annum, to be computed and paid monthly.

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 east side of Mallard Street in Ward Five of the City of Greenville, and being known and designated as Lot No. 10 of the property of E. M. and E. D. Hewell, and shown by plat of same made by R. E. Dalton, Engineer, November, 1941, recorded in the R. M. C. Office for Greenville County in Plat Book G at Pg. 90, and having the following courses and distances, to-wit:

BEGINNING at a stake on Mallard Street, joint corner of Lots Nos. 9 and 10, and running thence with Mallard Street N. 21-44 E. 60.4 feet to an iron pin, joint front corner of Lots Nos. 10 and 10-A; thence along the line of Lot No. 10-A S. 75-37 E. 129.6 feet to an iron pin; thence along the rear line of Lot No. 12 S. 17-12 W. 60.1 feet to an iron pin, joint corner of Lots Nos. 9, 10, 11 and 12; thence along the line of Lot No. 9 N. 76-21 W. 133.4 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 253, Page 9.

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.