

FILED
GREENVILLE CO. S. C.

BOOK 791 PAGE 597

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

JUN 17 3 45 PM 1959

OLLIE FARNOWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CARL BAILEY

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

WHEREAS, the Mortgagor is well and truly indebted unto JACK H. OSTEEN

(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 **Thirty-one Hundred Eighty-two and 18/100** -----

DOLLARS (\$ 3182.18),

with interest thereon from date at the rate of $5\frac{1}{2}$ per centum per annum, said principal and interest to be repaid: \$17.00 per month beginning August 1, 1959, and \$17.00 per month on the first day of each successive month thereafter until the mortgagor pays the balance due to Canal Insurance Company on a first lien, the balance of which is now \$1567.82. Upon completion of payment to Canal Insurance Company the mortgagor shall pay the sum of \$42.00 per month on the first day of each month on this mortgage until paid in full, with interest thereon from date at the rate of five & one-half ($5\frac{1}{2}$) per cent, per annum,

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, being known and designated as Lot 3 on plat of property of Central Realty Corporation recorded in Plat Book P, Page 57, 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 northwestern side of Furman Road joint front corner of Lots 2 and 3 and running thence with the line of Lot 2 N. 57-34 W. 64.5 feet to an iron pin; thence S. 65-00 W. 65.3 feet to an iron pin joint rear corner of Lots 3 and 4; thence with the line of Lot 4 S. 57-34 E. 99.6 feet to an iron pin on Furman Road; thence with said Furman Road N. 32-26 E. 55 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by deed of Jack H. Osteen to be recorded.

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.