

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

OCT 1 4 09 PM 1959

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEED OF TRUST
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Arthur L. Ritz (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto D. F. Powers

(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

EIGHT THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$ 8,500.00),

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

PAYABLE: in monthly installments of \$85.00 each on the first day of each month hereafter, to be applied first to interest and then to principal, until paid in full, with interest from date at the rate of six per cent, per annum, to be computed semi-annually and paid monthly, 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 Paris Mountain Township, being shown as Lot 30 on a plat of the property of the Greenville Motor Boat Club, recorded in Plat Book Y at page 21, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the Western side of Scout Road, at the front corner of Lot 29, and running thence with the line of said lot, N. 68-28 W. 135 feet to a point at the highwater mark of Saluda River; thence in a southwesterly direction with the highwater mark of said river, 75 feet, more or less, to a point at the rear corner of Lot 31; thence with the line of said lot, S. 70-30 E. 125 feet to an iron pin on the western side of Scout Road; thence with Scout Road, N. 21-32 E. 70 feet to the Beginning corner.

Being the same property conveyed to Mortgagor by deed of D. F. Powers of even date, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 4 PAGE 102

SATISFIED AND CANCELLED OF RECORD

2 DAY OF Dec. 1959

Oliver Jamworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:02 O'CLOCK, A. M. NO. 15458