

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

FILED
GREENVILLE, S. C.
OCT 18 3 51 PM 1960
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. Rolfe Files

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

WHEREAS, the Mortgagor is well and truly indebted unto **Luther G. Causey and Allen L. Causey**

(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 (\$ 4,000.00),

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

\$2,000.00 six months from date and the balance one year from date; with interest thereon from date at the rate of six per cent, per annum, to be computed and paid semi-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 Paris Mountain Township, on the Northern side of Woodhaven Drive, near the City of Greenville, being shown as Lot No. 27 on Map #2 of Holloran Heights recorded in Plat Book EE, at page 83, and described as follows:

BEGINNING at an iron pin on the Northern side of Woodhaven Drive, 178.9 feet West from Audobon Road, at the corner of Lot No. 28, and running thence with the line of said lot, N. 5-32 E. 204.5 feet to an iron pin at the corner of Lot No. 25; thence with the line of said lot, N. 83-35 W. 302.9 feet to an iron pin in the line of Lot No. 26; thence with the line of said lot, S. 5-25 W. 145.7 feet to an iron pin on Woodhaven Drive; thence with the curve of the Northern side of Woodhaven Drive, the chords of which are: S. 47-43 E. 12 feet, S. 64-04 E. 84.5 feet and S. 74-44 E. 217.5 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by the Mortgagees by Deed of even date to be recorded herewith.

It is understood and agreed that this Mortgage is second and junior in lien to Mortgage this date executed to Fidelity Federal Savings & Loan Association by the Mortgagor in the amount of \$10,000.00 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.

*Satisfied and paid in full
Aug. 17, 1961*

*S. L. Causey
Allen S. Causey*

*Witness
Bobby M. Pruitt*

*Aug. 21 1961
Gessie Hawthorn
1128 A 3684*