

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 17 11 52 AM 1961
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOE J. FARESS

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

WHEREAS, the Mortgagor is well and truly indebted unto COLONIAL MORTGAGE AND REALTY CO., A CORPORATION (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 Twenty Thousand Seven Hundred and No/100 -----

DOLLARS (\$ 20,700.00)

with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid: August 7, 1961, with interest thereon from maturity at the rate of six (6%) per cent, per annum, to be computed and paid, semi-annually

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 western side of Kingsbury Road, near the City of Greenville, being shown as Lot 43, Section 1, on a plat of Northwood Hills recorded in Plat Book QQ, Page 156, and described as follows:

BEGINNING at an iron pin on the western side of Kingsbury Road 145.8 feet south from Trinity Way at the corner of Lot 44 and running thence with the western side of said road S. 1-05 E. 120 feet to an iron pin at the corner of Lot 42; thence with the line of said lot N. 89-40 W. 138.8 feet to an iron pin in the line of Lot 45; thence with the line of said lot N. 2-12 W. 120 feet to an iron pin; thence S. 89-40 E. 141.5 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed 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.

paid, Aug 1, 1961
Colonial Mortgage & Realty Co.
By Thomas A. Roe, Pres.

Witness
Wm. H. Riordan

August 62
Wm. Sandeath
a. 3364
8:53