

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 15 4 03 PM 1951
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

G. L. Muckenfuss (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto John B. League

(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 Five Thousand and no/100--- DOLLARS (\$ 35,000.00),

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

PAYABLE: Three years after date without any privilege of anticipation, with interest thereon from date at the rate of six (6%) per cent, per annum, to be computed 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 the City of Greenville, Ward I, being situate on the East side of Rutherford Street and along the North side of a 12 foot alley that runs East from Rutherford Street and shown on plat by W. D. Neves, dated January, 1941, as revised by Dalton and Neves, Engineers, October, 1949, and having the following metes and bounds:

BEGINNING at the Northeast corner of said Rutherford Street and said 12-foot alley and on line of the new right-of-way along Rutherford Street; thence with said 12-foot alley N. 86-26 E. 236.2 feet to an iron pin; thence N. 1-52 E. 107.9 feet to a stake; thence N. 87-18 W. 73.5 feet to a stake; thence N. 1-52 E. 10 feet to a stake; thence N. 87-18 W. 24.6 feet to an iron pin; thence S. 1-34 W. 49.5 feet to an iron pin; thence N. 89-19 W. 42.3 feet to a stake; thence S. 1-34 W. 20 feet to a stake; thence N. 88-26 W. 96.8 feet to a stake on the East side of Rutherford Street; thence with said Street, S. 1-52 W. 69.4 feet to the Beginning.

ALSO All that piece, parcel or lot of land in Ward I of the City of Greenville, Greenville County, State of South Carolina, being situate near Rutherford Street and adjoining the lot described above, and being more particularly described as follows:

(Continued on back page)

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.

In Mortgagee's argument see R.E. M. Book 1146 page 109.