

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

AUG 16 3 39 PM 1961

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John D. Ashmore, Jr. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Florence M. Knowles

(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

Fifty-Five Hundred and No/100 ----- DOLLARS (\$ 5500.00),
with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

Payable \$129.17 on September 16, 1961, and \$129.17 on the 16th day of each succeeding month thereafter until paid in full, payments to be applied first to interest, then to principal, with full privilege of anticipation at any time.

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, at the southwest corner of the intersection of Byrd Boulevard (formerly Ridge Drive), and Douglas Drive, in the City of Greenville, Greenville County, being shown as Lots 27, 28 and a portion of Lot 30, adjacent thereto, on a plat of Country Club Estates, made by Dalton and Neves, Engineers, October 1926, recorded in the EMC Office for Greenville County in Plat Book G at Pages 190-191, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the southwest corner of the intersection of Byrd Boulevard and Douglas Drive, and running thence with the west side of Byrd Boulevard, S. 23-30 E. 100 feet to an iron pin; thence with the line of Lot 29 and across Lot 30, S. 66-38 W. 188.2 feet to an iron pin; thence through Lot 30, N. 23-22 W. 100 feet to an iron pin on the south side of Douglas Drive; thence with the south side of Douglas Drive, N. 66-38 E. 188 feet to the beginning corner."

Being the same property conveyed to the mortgagor by the mortgagee by deed to be recorded herewith, and this mortgage is given to secure a portion of the purchase price.

It is understood that this mortgage is junior to one executed to Fidelity Federal Savings and Loan Association in the amount of \$22,500.00, to be recorded herewith.

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 Anticipation to the Mortgagor, John D. Ashmore, Jr., by the Mortgagee, Florence M. Knowles