

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

SEP 23 11 16 AM 1951

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Kathleen D. McGoin

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

WHEREAS, the Mortgagor is well and truly indebted unto Peoples National Bank as Trustee under Agreement with V. L. Cannon, (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, to the sum of

Seven Thousand Five Hundred and no/100

DOLLARS (\$ 7,500.00)

with interest thereon from date at the rate of 5½ per centum per annum, said principal and interest to be repaid:

\$250.00 on principal each six months hereafter, plus interest at 5½ per cent, per annum, to be computed and paid semi-annually, until paid in full, balance to be due and payable 10 years from date.

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 Greenville Township, City of Greenville, on the Eastern side of Afton Avenue, and being designated as a part of Lot 78 of Alta Vista, according to plat of same made by R. E. Dalton, Engineer, in June, 1925, recorded in the RMC Office for Greenville County, in Plat Book "G" at page 20, and having according to said plat the following metes and bounds:

BEGINNING at a point on the Eastern side of Afton Avenue, which point is 180 feet South of the Southeastern intersection of McIver Street, and Afton Avenue, and running thence along Afton Avenue, S. 4-15 W. 65 feet to a point, joint Western corner of Lots 77 and 78; thence along the joint line of said lots, S. 85-45 E. 177 feet to a point in line of Lot 77; thence N. 4-15 E. 65 feet to a point, joint Southern corner of Lots 81 and 82; thence N. 85-45 W. 177 feet along sewer easement to the Beginning corner.

ALSO: That portion of Lot 77 adjoining the above, recorded in Plat Book G at page 20 and having the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Afton Avenue, front corner of Lots 77 and 78; thence with the line of said lots, S. 85-45 E. 150 feet to a stake; thence S. 4-15 W. 65 feet to a stake in line of Lots 76 and 77; thence with the line of said lots, S. 85-45 W. 150 feet to an iron pin on said Avenue; thence with said Avenue, N. 4-15 E. 65 feet to the Beginning.

Being the same property conveyed to the Mortgagor by deed of Peoples National Bank as Executor and Trustee, by deed to be recorded.

This is a purchase money mortgage. Together with all and singular the rights, members, appurtenances 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.