

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

OCT 14 10 52 AM 1961

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. C. McDOWELL, JR. and MILDRED P.

McDOWELL

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

WHEREAS, the Mortgagor is well and truly indebted unto G. D. EBERHARDT

(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 Five Hundred and No/100 ----

-----DOLLARS (\$500.00)
with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: \$10.00 on the 14th day of November, 1961, and a like payment of \$10.00 monthly thereafter until paid in full. Said payments to be first applied to interest, balance to principal, with interest thereon from date at the rate of six 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, Greenville Township, situate on the Northern side of Forkstone Street, being shown and designated as Lot No. 111 on Plat of Chestnut Hills, recorded in Plat Book QQ, Page 83, and being more particularly described as follows:

BEGINNING at an iron pin on the Northern side of Forkstone Street, at the joint front corner of Lots No. 110 and 111 and running thence with Lot No. 110, N. 7-55 E. 140 feet to an iron pin; thence S. 82-05 E. 70 feet to an iron pin; thence S. 7-55 W. 140 feet to Forkstone Street; thence with the Northern side of said Street, N. 82-05 W. 80 feet to the point of BEGINNING.

BEING the same premises conveyed to the Mortgagors by Deed recorded in DEED BOOK 680, Page 289.

IT IS UNDERSTOOD that this Mortgage is junior to the Mortgage held by Fidelity Federal Savings & Loan Association in the sum of \$9500.00, recorded in Volume 866, Page 356.

Upon default in the payment of the monthly payments on the First Mortgage, this Mortgage will become due and payable.

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.