

MORTGAGE OF REAL ESTATE ~~W. O. INVESTMENTS~~ Arnold, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: HARRY H. PAYNE

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

WHEREAS, the Mortgagor is well and truly indebted unto BERTIE C. ECKFORD

(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 **Four Thousand and No/100 --**

----- DOLLARS (\$4,000.00)
with interest thereon from date at the rate of **five** per centum per annum, said principal and interest to be repaid: **\$1,000.00 ninety days after date and the balance payable on or before one year from date, with interest thereon from date at the rate of five (5%) per cent, per annum, to be computed and paid 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, situate on the Northern side of Harcourt in the City of Greenville, being known and designated as Lot 11 on a Plat of Harcourt, recorded in Plat Book F, Page 284, and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Harcourt (204.5 feet East of Bennett Street) at the joint front corners of Lots 11 and 12; thence with the line of Lot 12, N. 17-58 E. 149.4 feet to an iron pin; thence S. 72-02 E. 68 feet to an iron pin, corner of Lot 10; thence with the line of Lot 10, S. 17-58 W. 149.4 feet to an iron pin on Harcourt; thence with the Northern side of Harcourt, N. 72-02 W. 68 feet to point of BEGINNING.

Being the same property conveyed to the Mortgagor by Deed of Bertie C. Eckford to be recorded herewith.

IT IS UNDERSTOOD that this mortgage is junior in lien to one given by the Mortgagor to Fidelity Federal Savings & Loan Association in the amount of \$20,000.00, 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.