

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

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE LIE FARM WORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. E. Love (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank and Trust Company

(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

Twenty Thousand and no/100---- DOLLARS (\$ 20,000.00),

with interest thereon from date at the rate of 5-3/4 per centum per annum, said principal and interest to be repaid:

In monthly installments of \$219.54 each on the 4th day of each month hereafter beginning May 4, 1962, to be applied first to interest and then to principal until paid in full, with the full privilege of anticipating any or all of the unpaid balance at any time, with interest thereon from date at the rate of five and three-fourths per cent, 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, on the Southern side of Augusta Street, and being shown as Lots 2 and 3, on plat of property of John T. Dawnport, made by Dalton & Neves, Engineers, in August, 1925, and according to a survey made by Pickell & Pickell on July 20, 1950, is described as follows:

BEGINNING at a stake on the Southern side of Augusta Street, 369.7 feet East from Augusta Drive, at corner of Lot 1 and running thence with the line of said lot, S. 21-35 W. 200 feet to a stake; thence S. 56-00 E. 137.3 feet to a stake; thence N. 22-00 E. 198.5 feet to a stake on Augusta Street; thence with the Southern side of Augusta Street, N. 56-00 W. 139.5 feet to the Beginning corner.

Being the same property conveyed to the Mortgagor by deed recorded in Deed Book 280 at page 45.

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.