

MORTGAGE OF REAL ESTATE MAY 3 1962 11:27 AM 1962

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OLLIE F. HOSKINS
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: HUGH B. CROXTON and HELEN J. CROXTON

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

WHEREAS, the Mortgagor is well and truly indebted unto THORNWELL ORPHANAGE

(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 Three Thousand and No/100 -

----- DOLLARS (\$ 3,000.00),
with interest thereon from date at the rate of 5 1/2 per centum per annum, said principal and interest to be repaid: \$132.29 on the 10th day of May, 1962, and a like installment on the 10th day of each month thereafter, said installments to be applied first to interest and then to principal, 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, on the Northern side of Sullivan Street in the City of Greenville, being Lots No. 16 and 17, as shown on Plat of property of James McCrorey and L. B. Houston, recorded in Plat Book A, Page 151, and an adjoining lot and, according to a survey prepared by J. C. Hill on February 2, 1955, are described together as follows:

BEGINNING at an iron pin on the Northern side of Sullivan Street, 225 feet West from Trotter Street, and running thence N. 26-55 E. 210.6 feet to an iron pin in line of Lot No. 17 on said Plat; thence S. 69-00 E. 19.3 feet to an iron pin at the corner of Lot No. 13; thence with the lines of Lots No. 13 and 12, N. 11-30 E. 100 feet to a nail and cap at the corner of Lot No. 15; thence with the line of said lot, N. 69-00 W. 117 feet to a stake on the right-of-way of C. & G. Railroad; thence with said right-of-way in a Southwesterly direction, 118 feet to an iron pin; thence S. 69-00 E. 82.7 feet to an iron pin; thence S. 25-05 W. 206.3 feet to an iron pin on Sullivan Street; thence with the Northern side of Sullivan Street, S. 65 E. 76 feet to the BEGINNING corner.

Being the same property conveyed to the Mortgagors by Deed recorded in Deed Book 518, Page 29.

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.