

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

GREENVILLE, CO. S. C.
MAY 7 11 29 AM 1962
OLLIE W. SMITH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: S. I. James

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

WHEREAS, the Mortgagor is well and truly indebted unto James O. Childress

(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 -----

Twelve Hundred Fifty and No/100 ----- DOLLARS (\$ 1250.00)

with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid: Payable six months after date, with interest from maturity, ~~computed and paid~~

S. I. James

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 making 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 Arlene Drive, shown as Lot No. 4 on a plat entitled Addition to High View Acres, recorded in the R. M. C. Office for Greenville County in Plat Book GG at Page 122, and more particularly described according to said plat, as follows:

"BEGINNING at an iron pin on the northern side of Arlene Drive, joint front corner of Lots 4 and 5, and running thence along the joint line of said lots, N. 5-30 E. 175 feet to iron pin; thence S. 84-30 E. 90 feet to iron pin at corner of Lot No. 3; thence along the line of Lot No. 3, S. 5-30 W. 175 feet to iron pin on the northern side of Arlene Drive; thence along Arlene Drive, N. 84-30 W. 90 feet to the beginning corner."

Being the same property conveyed to the mortgagor by the mortgagee by deed to be recorded herewith.

It is understood and agreed between the mortgagor and the mortgagee that the within mortgage will be junior and second in lien to a mortgage to Fidelity Federal Savings and Loan Association, to be executed and recorded. It is intended that the within mortgage shall be a second mortgage upon the above described property.

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.