

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

SEP 21 9 15 AM

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES F. McALISTER, JR. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto ESTON L. RODGERS, H. C. SMITH JOHN M. FLYNN AND C. S. FOX (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 TWO HUNDRED AND NO/100-----

after maturity DOLLARS (\$ 200.00), with interest thereon ~~from date~~ at the rate of six per centum per annum, said principal and interest to be repaid: on or before one year from date, with interest thereon after maturity at the rate of six 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;

in the City of Greenville, being known and designated as lot # 362 on plat of property of Pleasant Valley, recorded in Plat Book EE at Page 5, in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Pacific Avenue, at the joint front corner of lots 361 and 362, and running thence with the line of lot 361, S. 0-08 W. 160 feet to iron pin; thence N. 89-52 E. 60 feet to iron pin, joint rear corner of lots 362 and 363; thence with the line of lot 363, N. 0-08 E. 160 feet to iron pin on Pacific Avenue; thence with said Pacific Avenue, S. 89-52 W. 60 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by Charles A. Rousseau by deed to be recorded.

It is understood that this mortgage is junior in lien to a mortgage held by C. Douglas Wilson & Co. recorded in Book of Mortgages 838 at Page 553.

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.