

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

DEC 20 10 04 AM 1962

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Alender O. Simmons & Sally M. Simmons
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto M. G. Proffitt

(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

Thirty-Five Hundred and No/100 - - - - - DOLLARS (\$3500.00),
with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid:

Payable \$51.00 on the 19th day of January, 1963, and a like payment of \$51.00 on the 19th day of each month thereafter until paid in full, payments to be applied first to interest and then to principal with interest thereon from date at the rate of six per cent, per annum, 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, on the western side of Cherokee Drive, near the City of Greenville, being shown as Lot No. 352 on a plat of Sector 7 of Botany Woods, recorded in Plat Book YY at Page 77, and described as follows:

"BEGINNING at an iron pin on the western side of Cherokee Drive at the corner of Lot No. 353, and running thence with the western side of said Cherokee Drive, N. 32-49 W. 100 feet to an iron pin at the corner of Lot 351; thence with the line of said lot S. 57-11 W. 200 feet to an iron pin; thence S. 32-49 E. 100 feet to an iron pin at the corner of Lot No. 353; thence with the line of said lot N. 57-11 E. 200 feet to the beginning corner."

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

It is understood that this mortgage is junior in lien to one held by First Federal Savings and Loan Association.

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.