

FILED GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

APR 26 8 54 AM 1965

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE B. SMITH
R. P. C.
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Melton Eugene Eades

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

WHEREAS, the Mortgagor is well and truly indebted unto WATTS, LEE, JR., of Greenville, S. C. (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

SEVEN HUNDRED THIRTY-EIGHT & 69/100 ----- DOLLARS (\$738.69)

due and payable in monthly installments of Twenty-five Dollars (\$25.00) commencing on May 1, 1964 and continuing on the first day of each and every succeeding month until paid in full, said payments to be applied first to interest and the balance to principal

with interest thereon from date at the rate of seven per centum per annum, to be paid as above stated

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, his 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, City of Greenville, being known and designated as Lot 44 on Plat of Druid Hills, recorded in the R. P. C. Office for Greenville County, South Carolina, in Plat Book P, at Page 117, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of West Hillcrest Drive joint front corner with lot 43, said iron pin being 1096 feet in a northwesterly direction from the intersection of West Fairview Avenue and West Hillcrest Drive and running thence N. 24-46 E. 75.6 feet to an iron pin; thence S. 18-07 W. 116.7 feet to an iron pin on a 15 foot alley; thence along said alley, S. 77-43 W. 22.8 feet to an iron pin, joint rear corner of Lots 44, and 45; thence S. 7-06 W. 165.4 feet to an iron pin on the West Hillcrest Drive; thence along West Hillcrest Drive, N. 75-37 W. 50 feet to an iron pin, the beginning corner.

This is a purchase money mortgage for the full cash consideration being paid by the Mortgagor to the Mortgagee for the above property as evidenced by deed of even date herewith.

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.

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