

MAR 16 11 44 AM 1964

BOOK 952 PAGE 308

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARRAR
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES F. NICHOLS

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

J. C. HUGHES

WHEREAS, the Mortgagor is well and truly indebted unto
(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 and No/100** DOLLARS (\$ **1200.00**),

with interest thereon from date at the rate of **six** per centum per annum, said principal and interest to be repaid: **\$500.00 six months from date or upon the completion of the house to be erected, whichever is sooner, and the balance of \$700.00 to be paid one year after date, or upon the sale of said house, with interest thereon from date at the rate of six per cent, per annum, to be computed and paid semi-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 Paris Mountain Township, on the southern side of Old Farris Bridge Road, shown as lot 10, on plat of the property of J. C. HUGHES, recorded in the RMC office for Greenville County, in Flat Book 88 at Page 136, and described as follows:

BEGINNING at an iron pin on the southern side of Old Farris Bridge Road, at joint front corner of lots 10 and 11, and running thence with the line of lot 11, S. 12-30 W. 295.6 feet to pin in line of lot 9; thence with the line of lot 9, S. 74-10 E. 84.6 feet to pin; thence N. 15-40 E. 305.7 feet to pin on Old Farris Bridge Road; thence with the southern side of said road, N. 80-29 W. 105 feet to the point of beginning.

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

It is understood that this mortgage is given to secure the unpaid purchase price of said 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.

INDEXED AND CANCELLED OF RECORD

DAY OF July
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 11 O'CLOCK P.M. NO. 1200

For Subordination see Book 988 Page 498