

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Samuel T. Capps**

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

WHEREAS, the Mortgagor is well and truly indebted unto **Bank of Travelers Rest**

(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 Fifty and No/100**

----- DOLLARS (\$ 750.00 ),  
with interest thereon from date at the rate of **7** per centum per annum, said principal and interest to be repaid: **one year from date, said interest to be computed and paid semi-annually in advance**

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, **Saluda Township at the southwestern corner of an intersection of a County Road and Highway No. 130, containing 2.19 acres and being further shown on a survey entitled Property of J. R. Capps prepared by W. P. Morrow on May 18, 1952 and having the following courses and distances, to-wit:**

**BEGINNING** at an iron pin on the western side of Highway No. 130 at the corner of property now or formerly owned by Clarence Green and the within described property and running thence along the Green Property, S. 64-30 W. 522 feet to a stone; thence N. 30-30 W. 98 feet to a point in the center of the said county road; thence running along the center of the county road as follows: N. 83 E. 117 feet to a point; thence N. 43-45 E. 105.5 feet to a point; thence N. 29-15 E. 190 feet to a point; thence N. 41-00 E. 323 feet to a point in the center of the intersection of the said county road and Highway 130; thence along the center of Highway 130 S. 00-15 E. 207 feet to a point; thence continuing along the center of said highway, S. 10-30 E. 156 feet to the point of beginning.

**Being the same property conveyed to the Mortgagor by deed to be recorded 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.