

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Lewis Earl Mahaffey and Carolyn E. Mahaffey
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Gilbert M. Phillips

(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 -----

----- Eleven Thousand and No/100 ----- DOLLARS (\$11,000.00),

with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid:

~~payable in three years from date with interest to be first applied to~~
payable \$225.00 three months from date and a like payment of \$225.00 quarterly thereafter for a period of 10 years at which time the unpaid balance will be due and payable, said payments to be first applied to interest, balance to principal

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, known and designated as Lots 15, 16 and 17 of Block I, as shown on plat of property of J. M. Fortner, made by D. M. Tate, March 1927, and recorded in the R.M.C. Office for Greenville County in Plat Book G at Page 129, and having according to said plat the following metes and bounds:

"BEGINNING at an iron pin at the joint corner of Lots 14 and 15, on the northwestern side of Harvard Street, and running thence along the northwestern side of Harvard Street 150 feet to a pin at the joint corner of Lots 17 and 18; thence along the side line of Lot 17, in a northwesterly direction 143.2 feet to a pin on the subdivision property line; thence with the subdivision property line, 150 feet in a northeasterly direction to a pin at the joint rear corners of Lots 14 and 15; thence along the side line of Lot 15, 133.3 feet to the point of beginning."

Being the same property conveyed to the mortgagors by deed of Dorothy Fortner Garrett, recorded in Deed Book 634 at Page 454 in the R.M.C. Office for Greenville County.

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.