

NOV 15 4 03 PM 1967

BOOK 1076 PAGE 486

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charlie Gary and Essie Lou Gary
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto James L. Love

(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 -----

Two Hundred Seventy-Six and 86/100 DOLLARS (\$ 276.86),
with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

Payable \$20.00 on December 7, 1967, and a like payment on the 7th day of each month thereafter until paid in full, payments to be applied first to interest and then to principal, with interest from date at the rate of 6%, payable monthly and computed 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, situate on the western side of Calvary Street, in the City of Greenville, being shown and designated as Lot 10, Block 4, Page 82 of the City Block Book, and described as follows:

"BEGINNING at a stake on the western side of Calvary Street, at the corner of lot now or formerly owned by D. W. Cochran, Jr., and running thence along the western side of Calvary Street, S. 26-35 W. 32 feet to a stake at the corner of lot now or formerly owned by Wm. Donald, Sr.; thence with the line of Donald lot, N. 62-10 W. 78.75 feet to a stake, corner of lot now or formerly owned by B. C. Abner and Mary Abner; thence with the rear line of the Abner lot, N. 26-45 E. 32 feet to a stake on line of the Cochran lot; thence with the line of said lot, S. 62-10 E. 77.95 feet to the beginning corner."

Subject, however, to an easement of a 5 foot strip of said lot extending back to a depth of 50 feet, which is used as a joint driveway by the owners of the above lot and the owners of the adjoining lot.

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 361 at Page 119.

It is understood that this mortgage is junior in lien to one held by Fidelity Federal Savings and Loan Association dated October 31, 1967 in the sum of \$2700.00.

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,