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BOOK 1122 PAGE 590

MORTGAGE OF REAL ESTATE—Offices of **OLLIE FARNSWORTH** and **W. H. Thomason**, Attorneys at Law, Greenville, S. C. R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, **Eddie Bonner**, and **Lois Bonner**

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

WHEREAS, the Mortgagor is well and truly indebted unto **L. Lee Shealy**,

(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

Nine thousand and 00/100 - - - - - DOLLARS (\$ **9,000.00**),
with interest thereon from date at the rate of **6** per centum per annum, said principal and interest to be repaid: in monthly installments of \$**75.00** each to be applied first to interest and then to principal with installments commencing on **May 14, 1969** and continuing on the 14th day of each month thereafter until paid in full.

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, on the south side of Woodfin Avenue, in Ward Six of the City of Greenville, being designated as Lot 13 on plat of property of James Bernie, recorded in Plat Book F at page 202 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Woodfin Avenue at joint front corner of Lots 12 and 13, which point is 225 feet west of Augusta Street, and running along line of Lot 12 south 6-23 east 170.7 feet to point at Wilkins Street; thence along north side of Wilkins south 86-39 west 57 feet to pin at rear corner of Lot 14; thence with line of Lot 14 north 5-03 west 170.1 feet to pin on south side of Woodfin Avenue; north 86-15 east 53 feet to the beginning point. This being the same property conveyed to the mortgagor by the mortgagee this being purchase money mortgage.

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.