

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

AUG 29 9 11 AM '69

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Barney Diamond Posey and Vera Jessie Payne Posey**

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

WHEREAS, the Mortgagor is well and truly indebted unto **Zenas C. Grier**

(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

Five Thousand and no/100----- DOLLARS (\$ 5,000.00),

with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid:

\$1,000.00 on principal each year hereafter with the privilege of paying the entire balance due on any anniversary date without penalty, plus interest at 7% (per cent) 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 Chick Springs

Township, being known and designated as a part of Lots 45, 46 and 47 as shown on plat of the property of B. Perry Edwards by R. E. Dalton, Engineer, dated May 1920 and recorded in Plat Book F at page 143 and being more particularly described according to the survey and plat by Jones Engineering Services dated August 13, 1969:

BEGINNING at an iron pin on the Western side of Waddell Street, joint front corner of Lots 47 and 48, which iron pin is 278.3 feet North from the Northern side of Perry Street and running thence along the Western side of Waddell Street, N. 0-26 W. 160 feet to an iron pin; thence S. 89-34 W. 150 feet to an iron pin; thence S. 0-26 E. 160 feet to an iron pin; thence with the joint line of Lots 47 and 48, N. 89-34 E. 150 feet to the Beginning.

Being the same property conveyed to the Mortgagors by deed of Mortgagee of even date, to be recorded herewith.

This mortgage is given to secure the payment of the balance of the purchase price.

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.