

GREENVILLE, S. C.

BOOK 1188 PAGE 187

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

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES N. MONTGOMERY

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

WHEREAS, the Mortgagor is well and truly indebted unto **SAMUEL M. WITCHER AND WILLIE MAE B. WITCHER** (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 -----

Four Thousand and no/100----- DOLLARS (\$ 4,000.00---), with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

in monthly installments of \$50.00 each, commencing on the 29th day of October 1969, and continuing on the 29th day of each year thereafter until the entire amount has been paid, said installments to be applied first to payment of interest and the remainder 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, on the northern side of Cobb Street, being shown as Lot 14 on plat of New Hope Subdivision, dated October 16, 1909, recorded in Plat Book A at page 307 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Cobb Street at the joint front corner of Lots 13 and 14, and running thence with line of Lot 13 in a northerly direction 132 feet, more or less, to an iron pin at the joint rear corner of Lots 7 and 8; thence with the rear line of Lot 7 in an easterly direction 60 feet to an iron pin at the joint rear corner of Lots 14 and 15; thence with line of Lot 15 in a southerly direction, 132 feet, more or less, to an iron pin on Cobb Street; thence with said Street in a westerly direction 60 feet to the point of beginning.

This is a portion of the property conveyed to Samuel M. Witcher et al by deed recorded in Deed Book 775, Page 315, in said RMC Office, and being the same property conveyed by Samuel M. Witcher to James N. Montgomery by deed 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.