

Nov 2 9 49 AM '70

BOOK 1171 PAGE 356

MORTGAGE OF REAL ESTATE—**OLLIE FARNSWORTH** Arnold & 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: **James E. Eaton**

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

WHEREAS, the Mortgagor is well and truly indebted unto **John R. Childress and Ollie L. Childress** (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 **8** per centum per annum, said principal and interest to be repaid:

\$54.13 on December 1, 1970 and a like payment on the first of each and every month thereafter until paid in full, with interest thereon from date at the rate of eight per cent, per annum to be computed and paid monthly 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,

situate on the Southern side of Tryon Avenue in Paris Mountain Township, and being shown and designated as Lot 1 on a plat of property of John R. Childress and Ollie L. Childress made by Campbell and Clarkson September 11, 1970, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Tryon Avenue and running thence S. 7-23 W. 105 feet to an iron pin; thence S. 82-44 E. 74.5 feet to a pin at the rear of Lot 2 and running thence with the line of Lot 2, N. 10-22 E. 105 feet to a pin on Tryon Avenue; thence with the Southern side of said Avenue, N. 82-37 W. 80 feet to the point of beginning.

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

This mortgage is given to secure the payment of the purchase price of the above described property.

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.