

FILED GREENVILLE CO. S.C.

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

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OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Bennett H. Clark (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Ellis T. Tanner and Marelle R. Tanner

(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

Thirteen Thousand One Hundred Fifty-seven & 96/100 DOLLARS (\$ 13,157.96--),
with interest thereon from date of maturity at the rate of eight per centum per annum, said principal and interest to be repaid: On or before

6 months after date.

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, at the southwestern corner of the intersection of Flora Avenue and Daniel Avenue in Greenville County, Greenville Township, and having the following meter and bounds:

Beginning at an iron pin on the corner of Daniel Avenue and Flora Avenue and running thence with the western side of Flora Avenue 29-16 1/2 feet to an iron pin at corner of the original Lot 46; thence with line of Lot 46 N 90-44 W 180 feet to an iron pin; thence through line of Lot 47 N 9-16 E 60 feet to an iron pin on Daniel Avenue; thence with the southern side of Daniel Avenue S 10-44 W 110 feet to the point of beginning.

Being the same property conveyed to the mortgagor by the mortgage heretofore recorded herewith.

This mortgage is junior to the mortgage held by Fidelity Federal Loan Association in the amount of \$11,000.00, dated to wit and recorded to wit.

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 thereon; 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.