

MORTGAGE OF REAL ESTATE—Offices of **GREENVILLE CO. S. C.** **FILED** **GREENVILLE CO. S. C.** **APR 13 11 00 AM '71** **OLLIE FARRISWORTH** **R.M.C.** **MORTGAGE** **Trade Rentals Company, Inc.** **(hereinafter referred to as Mortgagor)** **SEND(S) GREETING:**

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN **Trade Rentals Company, Inc.**

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

WHEREAS, the Mortgagor is well and truly indebted unto **Fred M. Atkinson**

(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

Three thousand two hundred fifty and no/100----- DOLLARS (\$3,250.00), with interest thereon from date at the rate of **-6-** per centum per annum, said principal and interest to be repaid: **eighteen months** after date with the right to anticipate at anytime without penalty with interest computed and paid semi-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 the City of Greenville on the north side of Riverview Drive, shown as Lots 16, 17, 18 and 19 on plat of Riverdale, made by Dalton & Neves, Engineers, July, 1957, recorded in the RMC office for Greenville County, S. C., in Plat Book KK at page 107, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the north side of Riverview Drive at joint front corner of Lots 15 and 16, and running thence along the line of Lot 15, N 16-51 E 250 feet to an iron pin; thence N 73-05 W 364.5 feet to an iron pin; thence N 64-45 W 35.5 feet to an iron pin; thence with the line of Lot 20, S 16-51 W 255 feet to an iron pin on the north side of Riverview Drive; thence along Riverview Drive, S 73-09 E 400 feet to the beginning corner.

This is a purchase money mortgage given in order to secure balance of purchase price due on the above 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.