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GREENVILLE CO. S. C.

BOOK 1182 PAGE 204

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

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OLLIE FARNSWORTH
R.M.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Earl E. Canada and Ruby L. Canada

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

WHEREAS, the Mortgagor is well and truly indebted unto Ida Marie Gosnell

(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

Two Thousand Five Hundred Fifty and no/100----- DOLLARS (\$ 2,550.00), with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: \$200.00 due and payable 90 days from date with the balance to be paid at the rate of \$50.00 per month, the first \$50.00 payment being due 120 days from date and a like payment of \$50.00 per month on the 24th day of each month thereafter until the balance is paid in full, payments to be applied first to interest then 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, situate on the southern side of a proposed 50 foot road, being shown as a tract containing 9.5 acres on a plat of the property of Earl E. and Ruby Canada dated February 17, 1971, prepared by T. T. Dill and recorded in Plat Book 4I at Page 57 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds; to-wit:

BEGINNING at an iron pin in the proposed 50 foot road at the corner of property now or formerly belonging to Gosnell and running thence with Gosnell property S. 89-00 W. 120 feet to an iron pin; thence still with Gosnell property S. 18-10 E. 418 feet to an iron pin to corner of property now or formerly belonging to Austin; thence with Austin property S. 72-00 W. 650 feet to an iron pin; thence N. 18-00 W. 500 feet to an iron pin; thence N. 43-30 E. 477 feet to an iron pin in a proposed 50 foot road; thence still with said road S. 56-50 E. 90 feet to an iron pin; thence still with said road S. 77-43 E. 325 feet to an iron pin; thence still with said road S. 21-00 E. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Ida Marie Gosnell by deed to be 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.