

FILED
GREENVILLE, CO. S. C. BOOK 1182 PAGE 638
MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

MAR 8 3 18 PM '71

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. E. Loftis and Louise W. Loftis (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Mittie Allen Fleming

(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 and no/100----- DOLLARS (\$ 2,500.00),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

Payable \$50.00 on the 5th day of each and every month hereafter commencing April 5, 1971, payments to be applied first to interest, balance to principal, with the privilege to anticipate in multiples of \$50.00 on any monthly payment date, with interest thereon from date at the rate of six 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, near the City of

Greenville, being situate on the North side of Florence Avenue and being known and designated as Lots Nos. 43 and 44 of a subdivision of the Earle Property known as "Oaklawn", plat of which is recorded in Plat Book E at page 276 in the RMC Office for Greenville County.

Said two lots have a frontage of 50 feet on the North side of Florence Avenue with a depth in parallel lines of 112 feet and a rear width of 50 feet and said lots are further shown as Lot 12 of Block 4, page 151 of the Greenville County Block Book.

Being the same property conveyed to Mortgagors by deed of Mittie Allen Fleming of even date to be recorded herewith and this mortgage is given in order to secure a portion of the purchase price.

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.