

MORTGAGE OF REAL ESTATE—Offices of **GREENVILLE, CO. S. C.** **LEE, THORNTON, ARNOLD & THOMASON, Attorneys at Law, Greenville, S. C.**

FILED

BOOK 1187 PAGE 599

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OLLIE FARNSWORTH  
R. M. C.  
MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. V. McClain

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

WHEREAS, the Mortgagor is well and truly indebted unto **The Peoples National Bank of Greenville, Greenville, S. C.** (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 Six Hundred Twenty-three and 80/100** of maturity **DOLLARS (\$ 5,623.80**), with interest thereon from date **At the rate of eight** per centum per annum, said principal and interest to be repaid:

in monthly installments of \$93.73, beginning on June 5, 1971, and continuing on the 5th day of each month thereafter 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, being shown as a portion of Lot 3 on plat of Property of the J. Rowley Yown Estate recorded in Plat Book J at pages 258 and 259 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the southwestern side of New Dunham Bridge Road at the joint front corner of Lots 3 and 4, and running thence with line of Lot 4, N 74-04 W 140 feet to an iron pin; thence with a new line through Lot 3, N 15-56 E 100 feet to an iron pin in Lot 2; thence with line of Lot 2, S 74-04 E 140 feet to an iron pin on New Dunham Bridge Road; thence with said Road, S 15-56 W 100 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 298 at page 136 in the RMC Office for Greenville County.

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.