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GREENVILLE, CO. S. C.

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

MAY 7 12 47 PM '71

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John H. Ross, Jr.

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

WHEREAS, the Mortgagor is well and truly indebted unto John B. League,

(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

---Twenty-eight thousand and no/100-----DOLLARS (\$28,000.00),

with interest thereon from date at the rate of -8- per centum per annum, said principal and interest to be repaid:

\$4,000.00 on principal one year from date, \$4,000.00 on principal
two years after date and the balance due three years from date
with interest paid quarterly

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, Chick Springs

Township, on the Super Highway (U. S. Highway 29) and having the following metes and bounds, according to a survey by Dalton & Neves dated March, 1955 as follows:

BEGINNING at an iron pin on the southern side of the right of way of said highway, at the corner of Greer Nursery or Bernice D. Taylor property, and running thence with said line, S 30-19 E 200 feet to an iron pin; thence S 66-14 W 200 feet to an iron pin; thence with other property now or formerly of C. L. King Estate or Switzer property, N 30-19 W 200 feet to an iron pin on said right of way; thence with said right of way, N 66-14 E 200 feet to the beginning corner.

This is the same property conveyed to John H. Ross, Jr. by John B. League, by deed dated January 20, 1967 recorded in Deed Book 812 at page 418.

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.