

GREENVILLE CO. S. C.

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BOOK 1184 PAGE 132

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

GILLIE FARMWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. Marion Magill and Kirk H. Magill

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

WHEREAS, the Mortgagor is well and truly indebted unto Charles B. Perry, Sr.

(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

--Fourteen thousand five hundred and no/100---- DOLLARS (\$ 14,500.00),
with interest thereon from date at the rate of $-7\frac{1}{2}$ - per centum ~~per annum~~ said principal and interest to be repaid: \$134.42 beginning July 7, 1971 and \$134.42 on the seventh day of each successive month thereafter until paid in full, payments to be applied first to interest then to principal. The privilege is reserved by the mortgagor of anticipating or paying in full said mortgage in part or in full at anytime without any prepayment penalty. Interest is to be computed and paid monthly.

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, lying in the southwest intersection of Summit Drive and Windsor Drive, known and designated as Lot No. 3 on a plat of property known as "Northwoods" made by Piedmont Engineering Company, dated April 24, 1947, recorded in the RMC office for Greenville County in Plat Book P, at page 123, and having the following courses and distances:

BEGINNING on an iron pin at the southwest corner of intersection of Summit Drive and Windsor Drive, the northeastern corner of the lot herein conveyed, and runs thence with the western edge of Summit Drive S 1.18 W 88.6 feet to an iron pin, joint front corner of Lots Nos. 3 and 4 on said plat; thence with the common line of Lots Nos. 3 and 4 N 89.32 W 150 feet to an iron pin in line of Lot No. 6; thence with line of Lot No. 6, N 1.18 E 88.6 feet to an iron pin on the south side of Windsor Drive, joint corner of Lots Nos. 3 and 6 on Windsor Drive; thence with the southern edge of Windsor Drive S 89.32 E 150 feet to the beginning corner, except a 5 foot strip off of front of lot for street purposes.

This is the same property conveyed to the mortgagors 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.