

JUN 9 9 51 AM '71

BOOK 1294 PAGE 193

MORTGAGE OF REAL ESTATE—Office of Law, **OLLIE FARNSWORTH**, R. M. C., Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, the Mortgagor is well and truly indebted unto Malcolm G. Thruston

(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 One Thousand Four Hundred and no/100----- DOLLARS (\$1,400.00--),

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

in monthly installments of \$43.23, to be applied first to the payment of interest and the remainder to principal, commencing on July 1, 1971, and continuing on the 1st 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, on the northwestern side of Rangeview Circle, being shown as the eastern one-half of Lot 38 on plat of White Horse Heights Subdivision prepared by C. C. Jones, dated May 11, 1955, recorded in the RMC Office for Greenville County, and having the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Range View Circle at the joint front corner of Lot 37 and Lot 38 and running thence with Lot 37, N. 38-30 W. 175 feet to an iron pin at the joint rear corner of Lot 37 and Lot 38; thence S. 51-30 W. 50 feet to a point; thence with a new line through Lot 38, S. 38-30 E. 175 feet to an iron pin on the northwestern side of Range View Circle; thence with said Circle, N. 51-30 E. 50 feet to the point of beginning. This is a portion of the property conveyed to the mortgagor 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.