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BOOK 1199 PAGE 308

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
Earl Warren Elm and  
Patricia Alice Elm

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

WHEREAS, the Mortgagor is well and truly indebted unto Horace S. Fowler

(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

Nine Thousand Five Hundred and no/100-----DOLLARS (\$ 9,500.00 ),  
with interest thereon from date at the rate of 6½ per centum per annum, said principal and interest to be repaid: \$82.76 per month including principal and interest with the first payment due August 1, 1971 and a like payment of \$82.76 on the first day of each month thereafter until paid in full, payments to be applied first to interest, then to principal

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, situate on the southern side of Old Mill Road in the County of Greenville, State of South Carolina, being shown as lot no. 2 on a plat of the property of Horace S. Fowler dated June 28, 1958 prepared by J. C. Hill recorded in Plat Book 4K at page 113 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Old Mill Road at the joint front corner of lot 2 and lot 3 and running thence with lot 3 S. 37 W. 198.7 feet to an iron pin at the joint rear corner of lots 2, 3 and 4; thence with lot 4, N. 67-55 W. 116 feet to an iron pin at the joint rear corner of lots 1 and 2; thence with lot 1 N. 29-41 E. 212 feet to a point near the center of Old Mill Road; thence with said Road S. 60-45 E. 135.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Horace S. Fowler 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.