

MORTGAGE OF REAL ESTATE GREENVILLE, CO. S. C.
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BOOK 1202 PAGE 359

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OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RUBY WALKER

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

WHEREAS, the Mortgagor is well and truly indebted unto ROY E. BELL

(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

THREE THOUSAND FIVE HUNDRED EIGHTY-FIVE AND 32/100 ---- DOLLARS (\$ 3,585.32),
due and payable in consecutive monthly payments of Forty-Six and 74/100 (\$46.74)
Dollars until paid in full, payments to be applied first to interest and then
to principal, with the right to anticipate in full at any time,

with interest thereon from date at the rate of seven ^(7%) per centum per annum, to be 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,

ALL that piece, parcel or lot of land in the City and County of Greenville, State of South Carolina, being designated as Lot 25 as shown on a plat prepared by R. E. Dalton, dated March, 1924, entitled, "Property of Mrs. H. D. Wilkins", recorded in the R. M. C. Office for Greenville County in Plat Book F, at Page 209, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwestern corner of the intersection of Ladson Street and Wilkins Street, and running thence with the Southern side of Wilkins Street S. 86-14 W. 93 feet to an iron pin at the Southeastern corner of the intersection of Wilkins Street and Hill Street; thence with the Eastern side of Hill Street S. 2-44 E. 82.4 feet to an iron pin at the Northwestern corner of Lot No. 26; thence with the line of Lot No. 26 N. 72 E. 105.9 feet to an iron pin on the Western side of Ladson Street; thence with the Western side of Ladson Street N. 11-57 W. 57 feet to the point of beginning; being the same lot of land conveyed to the Mortgagor by the Mortgagee by deed to be recorded herewith.

This is a Purchase Money Mortgage.

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.