

FILED

GREENVILLE CO. S. C.

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

SEP 13 4 21 PM '71

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ray E. Ledford, Jr., (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto G. Lynn McCollum

(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 -----

Seven Thousand and no/100-----DOLLARS (\$ 7,000.00--),

with interest thereon from date at the rate of Eight per centum per annum, said principal and interest to be repaid: in monthly installments of \$50.00 each for two years, to be applied first to interest and then to principal; then in monthly installments of \$98.96 to be applied first to interest and then to principal; said monthly installments to commence on October 1, 1971, and continue until the entire amount of the loan has been paid in full, including principal and interest.

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, being shown as Lots 35, 36, 37, 38, 39 and the greater portion of Lot 40 on plat of Dukeland Park recorded in Plat Book 220 at page 221, and described by metes and bounds, as follows:

Beginning at an iron pin on the southern side of Dukeland Drive at the joint front corner of Lots 34 and 35, and running thence S 35-42 E 156.1 feet to an iron pin; thence S 81-32 E 95.8 feet to an iron pin; thence N 83-35 E 112.4 feet to an iron pin; thence N 33-13 E 146.4 feet to an iron pin; thence N 38-10 W 231 feet to an iron pin on the southern side of Dukeland Drive; thence with the southern side of Dukeland Drive, S 54-18 W 290 feet to the beginning corner.

Derivation: Same property conveyed to mortgagor by the mortgagee by deed to be recorded herewith.

This mortgage is junior in lien to mortgage of C. Douglas Wilson & Co. filed in Book 1079, page 27.

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.