

MORTGAGE OF REAL ESTATE GREENVILLE CO. S. C. BOOK 1210 PAGE 371  
FILED  
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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles W. Butler (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Sands and Co., Inc.

(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

Six Thousand One Hundred Fifty and no/100-----DOLLARS (\$ 6,150.00 ),  
with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid: \$70.00 per month beginning November 7, 1971 and \$70.00 on the 7th day of each successive month thereafter until October 7, 1976 at which time the entire amount of the indebtedness shall be due and payable with full privilege of anticipation by the mortgagor at any time.

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, in the City of Greenville, at the intersection of Cook and Mulberry Streets containing .27 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Mulberry Street and Riddle Street (Mulberry Alley) and running in a southeasterly direction 136 feet to the iron pin at the intersection of Cook Street; thence S. 3-25 E. 82 feet to an iron pin; thence N. 57-25 E. 173 feet to an iron pin; thence in a northwesterly direction 72 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Sands and Co., Inc. to be recorded herewith.

It is understood that this mortgage is junior in lien to a mortgage to Fidelity Federal Savings and Loan Association in the amount of \$15,000.00 dated October 7, 1971.

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.