

FILED
GREENVILLE CO. S. C.

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

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: W. I. MAHAFFEY

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

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest

(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 five hundred

and no/100-----DOLLARS (\$6,500.00),

with interest thereon from date at the rate of 8% per centum per annum, said principal and interest to be repaid: one year from date with interest to be paid semi-annually in advance.

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,

known and designated as Lot No. 16 in a subdivision known as Maple Acres, as shown on a plat of said subdivision made in June, 1953, and recorded in the R.M.C. Office for said county in Plat Book FF on page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the east side of Chastain Drive, joint corner of lots 15 and 16, and running thence with line of said lot No. 15 S. 75-30 E. 132.6 feet to a point in branch; thence with said branch S.-11.17 W. approximately 85 feet to a point on the north side of North Franklin Road; thence with said North Franklin Road, N. 80-49 W. 123 feet to a point on said road; thence N. 33-21 W. 20.2 feet to a point on Chastain Drive; thence with Chastain Drive N. 14-30 E. 82.8 feet to the beginning corner, subject, however, to the building line and easements shown on said plat, and to the terms and restrictions contained in the Article of Protective Covenants, dated September 1, 1953, and recorded in the R.M.C. Office aforesaid in Deed Book 485, commencing on page 34, reference to which is hereby craved.

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.