

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

FEB 10 2 45 PM '72

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Richard H. Case and Janette H. Case
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto L. J. Carrere

(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 Twenty-four thousand seven

hundred fifty and no/100----- DOLLARS (\$ 24,750.00),
with interest thereon from date at the rate of -7- per centum per annum, said principal and interest to be repaid:

\$250.00 per month beginning March I, 1972 with a like payment due on the first day of each successive month thereafter until paid in full with payments to be applied first to interest, balance 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, on the eastern

side of Augusta Road, just outside the City of Greenville, South Carolina, having the following metes and bounds:

Beginning at an iron pin on the eastern side of Augusta Road at joint front corner of property herein and Lydia Street (formerly an 18-foot easement) and running thence with the northern side of Lydia Street, N 73-33 E 114.7 feet to an iron pin; thence N 2-48 W 100.4 feet to an iron pin; thence S 87-17 W 105.5 feet to an iron pin on the eastern side of Augusta Road; thence S 0-01 E 138.10 feet to the beginning corner, LESS, HOWEVER, that portion of said property as may have been taken by condemnation proceedings to widen Lydia Street.

Being the same property conveyed to mortgagors by mortgagee by deed 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.