

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

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OLLIE FARNSWORTH
R.H.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Paul Richard Agee and Judy B. Agee

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

WHEREAS, the Mortgagor is well and truly indebted unto Paulos R. Agee and Rosemond F. Agee

(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

FIVE THOUSAND EIGHT HUNDRED SEVENTEEN AND 06/100 DOLLARS (\$ 5817.06),

with interest thereon from date at the rate of *NONE* per centum per annum, said principal and interest to be repaid: *ON DEMAND*

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, near the City of Greenville, on the southern side of Rogers Avenue, shown as Lot 45 and western 22 feet of Lot 46 on a plat of the Perry Property recorded in Plat Book I, Page 33, in the RMC Office for Greenville County and being more particularly shown on a plat of the property of Paulos R. Agee, dated April 29, 1968, by R. K. Campbell, and according to said plat being described as follows:

BEGINNING at an iron pin on the southern side of Rogers Avenue at the front corner of Lot 44 which pin is 100 feet east of the intersection of said avenue with Von Hollen Drive; thence with the southern side of Rogers Avenue, N. 79-28 E. 72 feet to an iron pin in the front line of Lot 46; thence through said lot, S. 10-17 E. 150 feet to an iron pin; thence S. 79-28 W. 72 feet to an iron pin at the rear corner of Lot 44; thence with the line of said lot, N. 10-17 W. 150 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Paulos R. Agee and Rosemond F. Agee, to be recorded herewith.

The amount of this mortgage represents the balance due to the mortgagees and is given in order to secure a portion of the purchase price. This mortgage is junior in lien to a mortgage to Shenandoah Life Insurance Company.

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.