

JULY 5 9 25 AM '72

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MORTGAGE OF REAL ESTATE—Ollie L. Childress, R.H.C. Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN S. Charles Land and Maxine M. Land

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

WHEREAS, the Mortgagor is well and truly indebted unto Ollie L. Childress

(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

Four Thousand Eight Hundred Twenty Three and 73/100 DOLLARS (\$4,823.73),

with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid:

\$54.13 on the 1st day of each month hereafter commencing July 1, 1972 with interest from June 1, 1972, payments to be applied first to interest, balance to principal with the privilege to anticipate on the first of any month hereafter.

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, being known and designated as Lot 4 as shown on plat of property of John R. and Ollie L. Childress by H. C. Clarkson, Surveyor, dated September 11, 1970 and having the following metes and bounds:

BEGINNING at a stake on the west side of Hall Road corner of Lot 5; thence with said St., N. 15-07 E. 113 feet to a stake; thence N. 52-09 W. 22.7 feet to a stake; thence with Tryon Avenue (S.C. Road 4350) S. 70-11 W. 100 feet to stake in line of Lot 3; thence with line of said Lot, S. 17-08 W. 61.1 feet to stake rear corner of Lot 5; thence with line of said Lot, S. 73-08 E. 105 feet to the beginning.

The above is the same property conveyed to us by the mortgagee and this mortgage is given to secure a portion of the purchase price.

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.