

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

FILED
GREENVILLE CO. S. C.

SEP 15 4 44 PM '72

STATE OF SOUTH CAROLINA } ELIZABETH RIDDLE } MORTGAGE
COUNTY OF GREENVILLE } R.M.C. }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Joseph-E. Furman, Jr. and Melinda

Q. Furman (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Janie E. Furman

(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 One Thousand and no/100-----DOLLARS (\$ 21,000.00),
with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid: interest payable on October 1, 1972, and thereafter interest and principal payable in the amount of \$125.91 monthly, first payment to be November 1, 1972, with a like payment on the first of each and every month thereafter, payments to be applied first to interest and the balance to principal, balance to be paid 5 years from date.

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 Western side of Coventry Lane in the City of Greenville, being known and designated as Lot No. 64 on plat entitled "Property of Central Development Corporation" dated October 1951, recorded in the R.M.C. Office for Greenville County in Plat Book BB at pages 22 and 23, and having the following courses and distances, to-wit:

BEGINNING at a point on the Western side of Coventry Lane, joint front corner of Lots Nos. 64 and 65 as shown on said plat, and running thence along the joint property line of said two lots N. 86-45 W. 177.5 feet to a point; thence N. 1-35 W. 75.27 feet to a point at the joint rear corner of Lots Nos. 63 and 64 on said plat; thence running along and with the joint property line of said last two mentioned lots S. 86-45 E. 183.75 feet to a point on the Western side of Coventry Lane; thence running along and with the Western side of Coventry Lane S. 3-15 E. 75 feet to the beginning point.

This being the identical property conveyed to the mortgagors herein by Bruce H. Phillips and Doretta Phillips by deed to be recorded forthwith in the said R.M.C. Office.

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.