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GREENVILLE, CO. S. C.

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

MAR 27 2 57 PM '73

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
COMPL. *Vick*

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, the Mortgagor is well and truly indebted unto Horace L. Mauldin

(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 and no/100 -----DOLLARS (\$ 4,000.00),

mm with interest thereon from date at the rate of 8% per centum per annum, said principal and interest to be repaid: ~~\$40.00~~ ^{\$38.00} per month with interest computed at the rate of 8% per annum, with the entire interest to be paid annually and to be computed on the entire amount of the loan balance as of the beginning of each year, the first payment due April 6, 1973 and a like payment due on the 6th day of each month thereafter until paid in full.

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, situate on the northeastern side of Winston Avenue, being shown as lots 95, 96, and 97 on a plat of Wynette Estates dated July 24, 1953, prepared by Pickell and Pickell Engineers, recorded in Plat Book EE at Page 37 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Winston Avenue at the joint front corner of lots 94 and 95 and running thence with lot 94 N. 55-10 E. 207 feet to an iron pin at the joint rear corner of lots 94 and 95, said iron pin being on the southwestern boundary of a gas easement; thence with said gas easement S. 26-02 E. 172 feet to an iron pin on the western side of Wellimon Drive; thence with said Drive S. 18-30 W. 135.1 feet to an iron pin; thence still with said Drive S. 40-13 W. 90 feet to an iron pin at the intersection of Wellimon Drive and Winston Avenue; thence with said Avenue N. 31-50 W. 285 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Horace L. Mauldin 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.