

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, the Mortgagor is well and truly indebted unto EARL WILLIAM SPRAGUE

(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 Two Thousand Two Hundred Fifty

and no/100-----DOLLARS (\$ 2,250.00),

with interest thereon from date at the rate of 8 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, City of Greenville, on the northern side of DeOyley Avenue, being shown and designated as Lot 216 and the eastern one-half (1/2) of Lot 217 on a plat of Augusta Road Ranches recorded in the R. M. C. Office for Greenville County in Plat Book M at Page 47 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northern side of DeOyley Avenue at the joint front corner of Lots 215 and 216 and running thence N. 0-13 W. 140 feet to an iron pin; thence S. 89-47 W. 90 feet to an iron pin in the line of Lot 217; thence S. 0-13 E. 140 feet to an iron pin on DeOyley Avenue; thence along the northern side of DeOyley Avenue, N. 89-47 E. 90 feet to an iron pin, the point of beginning.

This mortgage is junior in lien to that of Earl William Sprague to Cameron-Brown in the original amount of \$11,950.00, dated June 23, 1970, and recorded in Mortgage Book 1158 at Page 631.



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.

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