

W. Main St.
Walhalla, S.C.

FILED
GREENVILLE CO., S. C.

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

AUG 2 11 48 AM '77

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Trenholm M. Ninestein

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

WHEREAS, the Mortgagor is well and truly indebted unto Ella Hunter M. Ninestein

(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-six Thousand and no/100----- DOLLARS (\$26,000.00),
with interest thereon from date at the rate of 7 1/2 per centum per annum, said principal and interest to be repaid: Payable \$192.14 on the first day of each and every month hereafter, commencing September 1, 1977, payments to be applied first to interest, balance to principal, with interest being computed at 7 1/2 per cent monthly and payment of this monthly amount, which includes interest, will pay this loan in twenty-five years. The right is given to anticipate any part or all of the unpaid balance at any time.

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, being known and designated as Lot No. 33, Section I of Richmond Hills, as shown on plat recorded in Plat Book JJJ at Page 81, RMC Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING At an iron pin on the southeast side of Richmond Drive, front corner of Lot No. 32 and running thence with line of said lot, S. 60-95 E. 150 feet to an iron pin; thence with rear line of Lots Nos. 30 and 29, S. 29-15 W. 100 feet to an iron pin in line of Lot 34; thence with line of said lot, N. 60-95 W. 150 feet to an iron pin in Richmond Drive; thence with said drive, N. 29-15 E. 100 feet to the beginning.

This is the same property conveyed to me by deed dated August 1, 1977 to be recorded, and this mortgage is given in order to obtain funds to apply on the purchase price., being conveyed from Richard Wayne Huckaby and Margaret Anne W. Huckaby to be recorded herewith.

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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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