

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1948 1 29 PM 1948
MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Reuben Arnold

(hereinafter referred to as Mortgagor) is well and truly indebted unto

The City of Greenville, a Municipal Corporation

(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

Seven Thousand, Two Hundred Five and 02/100s-----Dollars \$ 7,205.02 due and payable

\$69.57 per month for 120 months with the last payment being \$69.84

with interest thereon from date of execution the rate of 3 per centum per annum, to be paid monthly

WHEREAS, the Mortgage 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 Mortgagee in hand well and truly paid by the Mortgagor 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, known as Lot No. 39, Nicholstown Heights and recorded in Plat Book F, page 68, and having the following metes and bounds, to-wit:

BEGINNING at the intersection of "D" Street and Gandy Street and running in a northerly direction with the intersection of said streets due north 48.5 feet, more or less, to an iron pin; thence N. 83-30 E. 110.85 feet, more or less, to a pin being the joint back corner of lot 77; thence due South with lots 76 & 77, 61.7 feet, more or less, to a point on Gandy Street; thence S. 89-15 W. 110 feet, more or less, along Gandy Street to beginning corner.

DERIVATION: This is the same property conveyed to mortgagor by T. M. Hims and recorded in Deed Volume 290, page 399 on May 2, 1946 at 12:57, Block Book No. 200-4-20

The City assumes all stamps and recording fees.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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