

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
mortgagee's address: GREENVILLE 2000

1119 32

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: T. MICHAEL RAUSHENBERGER AND
CYNTHEA L. RAUSHENBERGER (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto EAGLE IRON WORKS

(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 FIFTEEN THOUSAND AND NO/100

----- DOLLARS (\$ 15,000.00),

with interest thereon from date at the rate of $8 \frac{1}{2}$ per centum per annum, said principal and interest to be repaid: in equal monthly installments of One Hundred Thirty and 18/100 (\$130.18) Dollars each, with the first payment being due one month from date, with a like payment due on the same day of each month thereafter, until paid in full. All payments to be applied first to the interest, then to principal.

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, near the City of Greenville, being known and designated as Lot No. 64, Blue Mountain Drive, Plat of Blue Mountain Park, which plat is recorded in the RMC Office for Greenville County in Plat Book EE at page 121 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeasterly side of Blue Mountain Drive, joint front corner of Lots No. 63 and 64 and running thence N. 55-58 E., 222.6 feet to an iron pin in a branch; thence with the branch as the line, S. 25-27 E., 101.1 feet to an iron pin, joint rear corner of Lots No. 64 and 65; thence S. 55-58 W., 207.5 feet to an iron pin on Blue Mountain Drive, joint front corner of Lots No. 64 and 65; thence N. 34-02 W., 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by Deed of Bobbie Johnson R. Ellis, Barbara Lynn R. Smith, Bruce Allen Raushenberger and Donald Scott Raushenberger 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.

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