

# MORTGAGE

GREENVILLE S.C. 29601  
DEC 24 11 44 AM 1949  
OLLIE FARNsworth  
RECORDED

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } 88:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Broadus M. McKinney

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Peoples National Bank of Greenville, South Carolina, a corporation organized and existing under the laws of the United States, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seven Thousand and no/100 Dollars (\$ 7,000.00 ), with interest from date at the rate of four per centum ( 4% ) per annum until paid, said principal and interest being payable at the office of The Peoples National Bank of Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Thirty-Six and 96/100 Dollars (\$ 36.96 ), commencing on the first day of February, 1949, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 1974.

Now, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the county of Greenville Cantt Township, State of South Carolina; being known and designated

as Lot No. 40, according to plat of property of Woodfields, Inc., a subdivision located on the southwest side of the Augusta Road, said lot having the following notes and bounds as shown by plat of Dalton & Neves, Engineers, recorded in the U. S. C. Office for Greenville County in Plat Book S, Page 113:

Beginning at an iron pin on the south side of Ridgeway Drive at the joint front corner of Lots 39 and 40 and running thence S. 45-51 E. 250 feet, more or less, to an iron pin at the rear corner of Lot 39; thence along the rear line of Lot 40 N. 48-49 E. 75.2 feet to an iron pin in the rear line of Lot 40; thence along the rear lines of Lots 43, 42 and 41 N. 48-51 W. 255.3 feet to an iron pin on Ridgeway Drive; thence along Ridgeway Drive S. 44-09 W. 75 feet to the point of beginning.

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 the buildings, walks, fences, shrubbery, driveways, improvements and fixtures of every kind, including stoves, refrigerators, ranges, cabinets, venetian blinds, heaters, boilers, radiators, engines, machines, motors, screens, blinds, doors, hardware, wires, switches, electric fixtures, bells, insulations, and all other water, plumbing, ventilating, and heating equipment, including stokers, oil burners, tanks, air conditioning equipment now upon or which may hereafter be placed upon said property, shall be deemed to be fixtures and part of the realty herein conveyed, and shall be deemed part of the security for the indebtedness herein mentioned, and shall be covered by this mortgage.