

BOOK 323

MORTGAGE OF REAL ESTATE - Office of Law, Thurston & Blythe, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: APR 28 10 37 AM 1952

I, Mildred Stone Lefler (hereinafter referred to as Mortgagor) SEND(S) GREETING:
JILLIE FARNSWORTH

WHEREAS, the Mortgagor is well and truly indebted unto Trudie Stone

(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-One Hundred and No/100

DOLLARS (\$2100.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: \$15.00 per month on principal until paid in full, with interest thereon from maturity at the rate of Six (6%) per cent, per annum, to be computed and paid annually.

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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, on the Eastern side of Avice-Dale Drive, being known and designated as a portion of lot No. 12, as shown on plat of Avice-Dale, recorded in Plat Book B at Page 53, and being more particularly described according to a recent survey prepared by R.W. Dalton April 1952 as follows:

"BEGINNING at an iron pin in the Eastern side of Avice-Dale Drive, which pin is 232.2 feet Southwest of the intersection of Avice-Dale Drive and the Old Easley Road, and running thence with Avice-Dale Drive, S. 19-09 W. 155 feet to an iron pin; thence S. 44-30 E. 524 feet to an iron pin, corner of Cromer property; thence N. 16-55 W. 273.8 feet to an iron pin; thence N. 41-52 W. 348.7 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by the mortgagee by deed to be recorded herewith.

It is understood and agreed that this mortgage is junior in lien to a mortgage this date given the Fidelity Federal Savings & Loan Association in the original sum of \$3500.00.

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.