

Dec 28 3 23 PM '71

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MORTGAGE OF REAL ESTATE—**DILLIE FARNSWORTH**
R.H.C. Cornon, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. G. Proffitt, Inc.

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

WHEREAS, the Mortgagor is well and truly indebted unto **Eloise G. Waters**

(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-three Thousand Fifty and no/100-----
DOLLARS (\$ 23,050.00--),

with interest thereon from date at the rate of seven per centum per annum, said principal and interest to be repaid:

in monthly installments of \$267.65 to be applied first to interest and the remainder to principal, commencing January 15, 1972, and continuing on the 15th day of each month thereafter until paid in full, the final payment being due on December 15, 1981.

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 shown as Lot 28 on plat of Pickwick Heights recorded in Plat Book X at page 141 in the RMC Office for Greenville County, and fronting on Gurley Avenue.

Also all that lot of land in the City of Greenville, Greenville County, South Carolina, being a portion of an unnumbered tract shown on plat of Pickwick Heights recorded in Plat Book X at page 141 in the RMC Office for Greenville County, more fully described as follows:

Beginning at an iron pin on Parkins Mill Road (now Mauldin Road) at the intersection of Gurley Avenue, and running thence with Mauldin Road, S 67-40 E 109 feet to an iron pin; thence N 65-07 E 76.2 feet to an iron pin; thence through said unnumbered lot a new line, N 24-53 W 130 feet more or less, to an iron pin on Gurley Avenue, which iron pin is S 65-07 W 80 feet from the northwestern intersection of Lot 46; thence along Gurley Avenue to the point of beginning.

Lot 28 above described was conveyed to the mortgagor by deed of Eloise G. Waters to be recorded in the RMC Office for Greenville County. The latter lot was conveyed to the mortgagor by Richard H. Carpenter et al by deed to be recorded herewith.

The mortgagor agrees to release Lot 28 from the lien of this mortgage upon the payment of a sum equivalent to 40% of the unpaid balance due on the note secured hereby. The mortgagor agrees to release the unnumbered lot above described upon the payment of a sum equivalent to 60% of the unpaid balance due on said note.

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.