

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 21 9 51 AM 1951

MORTGAGE
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ernest C. Ellis

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

WHEREAS, the Mortgagor is well and truly indebted unto First National Bank of Greenville, S. C. and Alice B. Cleveland, Executor of Estate of W. C. Cleveland (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 Five Thousand and No/100- - -

DOLLARS (\$ 5000.00),

with interest thereon from date at the rate of Five per centum per annum, said principal and interest to be repaid: One Hundred Fifty (\$150.00) Dollars on Principal February 21, 1952, and a like payment of \$150.00 on principal quarterly thereafter until 5 years after date at which time the unpaid balance will be due and collectible, with the right to anticipate payment on any interest paying date, with interest thereon from date at the rate of Five (5%) per cent, per annum, to be computed and paid quarterly.

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, in the City of Greenville, and described as follows:

"BEGINNING at a point on the Eastern side of Augusta Road, which point is S. 49-29 E. 89.2 feet from the joint front corner of property of the said C.L. Scott and Ellison G. Webster, Jr. and property of the City of Greenville and running from this point of beginning S. 49-29 E. along the Augusta Road 25 feet to joint front corner of C. L. Scott and Ellison G. Webster, Jr. and Davenport; thence along joint line with Davenport, N. 63-03 E. 184.2 feet; thence N. 52-30 W. 25 feet; thence in a straight line to the point of beginning. Being the same premises conveyed to the mortgagor by deed recorded in Volume 435 at Page 219."

ALSO, "All that lot of land in Greenville Township, State and County aforesaid, near the City of Greenville, known and designated as lot 43 on plat of the property of G. F. Cammer, made and revised by R.E. Dalton in December 1940, and having, according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Western side of Rice Street, at corner of lot 42, and running thence with the line of said lot, N. 66-43 W. 250.2 feet to pin in line of lot 34; thence with the rear line of lots 34 and 33, S. 35-07 W. 74.6 feet to an iron pin, corner of lot 44; thence with the line of said lot, S. 66-43 E. 265.6 feet to an iron pin on Rice Street; thence with the Western side of Rice Street, N. 23-17 E. 73 feet to the point of beginning. Being the same premises conveyed to the mortgagor by deed recorded in Volume 420 at Page 77."

The First National Bank of Greenville, S. C. as Executor and Alice Burnett Cleveland as executrix of the Estate of W. C. Cleveland, deid. By: C. M. Gaffney, Jr., Trust Officer

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.