

FEB 28 4 11 PM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLIE FARNSWORTH
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, R. T. Dempsey

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

WHEREAS, the Mortgagor is well and truly indebted unto Irene B. Ducker

(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 Two Hundred Seventy-Five & No/100

DOLLARS (\$ 275.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: February 1, 1954, with interest thereon from date at the rate of Six (6%) per cent, per annum, to be computed and paid at maturity

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 Greenville Township, being known and designated as lot 32, as shown on Map of Royal Heights, recorded in Plat Book W at Page 25, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin in the Northeast side of Irene Circle, joint front corner of lots 31 and 32, and running thence with joint line of said lots, N. 34-42 E. 301.4 feet to iron pin; thence S. 0-30 E. 270 feet to a point in a five foot drainage easement, at rear corner of lot 33; thence along said easement and lot 33, S. 79-16 W. 140 .7 feet to iron pin in the East side of Irene Circle; thence with the curve of Irene Circle, the chord of which is N. 36-0 W. 60 feet to the point of beginning."

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

It is understood and agreed that this mortgage is given to secure the unpaid portion of the purchase price.

Together with all and singular the rights, members, easements, 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.