

OCT 10 11 AM 1956

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. G.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, H. W. Gardner (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Guido Capri

(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 Fifteen Hundred and No/100

DOLLARS (\$ 1500.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: \$20.00 on November 9, 1956, and a like payment of \$20.00 on the 9th day of each month thereafter until paid in full, with full privilege of anticipation, with interest thereon from date at the rate of Six per cent, per annum, to be computed and paid semi-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, being known and designated as lot # 23, as shown on a plat of the property of W. E. Reeves, recorded in Plat Book Q at Page 59, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin on the Eastern side of Reeves Avenue, joint front corner of lots # 22 and 23, and running thence with the joint line of said lots, N. 88-45 E. 203.7 feet to an iron pin; thence N. 2-51 W. 166.5 feet to an iron pin; thence S. 66-20 W. 212.2 feet to an iron pin in the Eastern side of Reeves Avenue; thence with said Avenue, S. 1-15 E. 86 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by J. N. Capri and Helen S. Capri by deed to be recorded.

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Fidelity Federal Savings & Loan Association in the original sum of \$2500.00.

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.