

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, 108 West 11th Street, Greenville, S. C.

FILED

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: **James Harland Darby, Jr.**

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

WHEREAS, the Mortgagor is well and truly indebted unto **Bank of Travelers Rest**

(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 - - - - -

NINE HUNDRED AND NO/100THS- - - - - DOLLARS (\$900.00),

with interest thereon from date at the rate of **seven** per centum per annum, said principal and interest to be repaid: **\$40.00 on the 30th day of June, 1963, and a like payment on the 30th day of each successive month thereafter, until paid in full, interest to be computed and paid semi-annually in advance**

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, in **Saluda Township** as appears on a plat entitled "**Lot of James H. Darby, Jr.**" by **Terry T. Dill, R.L.S., dated May 24, 1963,** to be recorded herewith and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of S.C. Highway 415 at corner of property of **A. C. Burns and Inez Burns,** which point is **778 feet** from the intersection of said Highway with U. S. Highway 25; thence with the line of the Burns property **N. 19-05 E. 414.5 feet** to a stone; thence along the property of **Ruth B. Darby S. 26-20 E. 407.5 feet** to a point on the northern side of S. C. Highway 415; thence along the northern side of said Highway **S. 85-12 W. 315 feet** to the point of beginning.

This being the same property conveyed to the mortgagor by deed recorded in Deed Book 634 at Page 301.

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.