

1975-10-194

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

LOUISE M. RADFORD
MORTGAGEE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jack O. and Louise M. Radford

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

WHEREAS, the Mortgagor is well and truly indebted unto A. Boyd Turner

(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 Thousand Five Hundred

and no/100----- DOLLARS (\$ 2,500.00),

with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid: in equal monthly installments of \$30.34 applied first to interest, then to principal. Payments to begin 30 days from closing and continuing on the same day of each month until paid in full.

Unpaid balance due and payable at any change of ownership.

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, on the northwestern side of Franklin Road, being shown and designated as Lot 235 on plat of Colonial Company, dated February, 1938, prepared by Dalton & Neves, recorded in the R. M. C. Office for Greenville County in Plat Book J at Pages 4 and 5 and being described, according to said plat, more particularly to-wit:

BEGINNING at an iron pin on the northwestern side of Franklin Road at the joint front corner of Lots 235 and 236 and running thence along said road S. 32-58 W. 65 feet to an iron pin at the joint front corner of Lots 234 and 235; thence along the common line of said lots, N. 57-02 W. 200 feet to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot 235 N. 32-58 E. 6 feet to an iron pin at the joint rear corner of Lots 235 and 236; thence along the common line of said lots, S. 57-02 E. 200 feet to an iron pin, the point of beginning.

This mortgage is secondary to that of Jack O. Radford and Louise M. Radford executed in favor of the Bank of Travelers Rest on September 3, 1975 in the original amount of \$12,500.00.



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.

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