

FILED
GREENVILLE CO. S. C.

NOV 25 4 09 PM 1947

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Woodfields, Inc., a corporation of the State of South Carolina, with its principal place of business at Greenville, S. C. of hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The American Mutual Fire Insurance Company of Charleston, S. C., a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seven thousand no/100 Dollars (\$ 7,000.00), with interest from date at the rate of four per centum (4 %) per annum until paid, said principal and interest being payable at the office of The American Mutual Fire Insurance Company of Charleston, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of thirty-six and 96/100 Dollars (\$ 36.96), commencing on the first day of January 19 48 , and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of December , 19 72 .

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the county of Greenville Gantt Township , State of South Carolina; known and designated as Lot No. 74 according to plat of property of Woodfields, Inc., a subdivision located on the southwest side of the Augusta Road, said lot having the following metes and bounds according to a plat made by Dalton S. Neves, Engineers, March, 1937, recorded in R. M. C. Office for Greenville County in Plat Book S, page 7:

Beginning at an iron pin on the northwest side of Ridgeway Drive, joint front corner of Lot No. 73 and running thence along Ridgeway Drive N. 44-09 E. 70 feet to an iron pin, joint front corner of Lot No. 75; thence with line of Lot No. 75, N. 45-51 W. 219.5 feet to an iron pin; thence S. 40-50 W. 64.5 feet to an iron pin; thence S. 42-45 W. 5.8 feet to an iron pin, rear corner of Lot No. 73; thence with line of Lot No. 75, S. 45-51 E. 214.9 feet to an iron pin on Ridgeway Drive, the point of beginning.

The above described property is subject to restrictions recorded in R. M. C. Office for Greenville County in Deed Book 319, page 350.

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 the buildings, walks, fences, shrubbery, driveways, improvements and fixtures of every kind, including stoves, refrigerators, ranges, cabinets, venetian blinds, heaters, boilers, radiators, engines, machines, motors, screens, blinds, doors, hardware, wires, switches, electric fixtures, bells, insulations, and all other water, plumbing, ventilating, and heating equipment, including stokers, oil burners, tanks, air conditioning equipment now upon or which may hereafter be placed upon said property, shall be deemed to be fixtures and part of the realty herein conveyed, and shall be deemed part of the security for the indebtedness herein mentioned, and shall be covered by this mortgage.

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Colonial Trust Co., New York, N.Y.
Jan. 48
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