

BOOK 515 PAGE 542

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.

DEC 19 8 35 AM 1951

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ernest G. Howard

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

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest, Travelers Rest, S.C. (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 and No/100- - -

DOLLARS (\$ 2000.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: One year after date, with interest thereon from date at the rate of Six (6%) per cent, per annum, to be computed and paid semi-annually in advance

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, on the Pendleton Road (Now Pendleton Street and now in the incorporate limits of the City of Greenville) and being described as follows:

"BEGINNING at a point 13 feet from the S. E. corner of the lot owned by W. P. Hicks and in line with east fence and running thence S. $67\frac{1}{2}$ E. 100 feet to a stake in south side of 13 foot alley; thence S. $22\frac{1}{2}$ W. 198 feet to a stake in north side of Pendleton Road (Street); thence with north side of Pendleton Road (Street) N. $70\text{-}3/4$ W. 100 feet two inches to a stake; thence N. $22\frac{1}{2}$ E. 203 feet eight inches to beginning, and known as lots 13 and 14 of the Arlington Heights plat surveyed by J. N. Southern November 22, 1890. Containing nearly a half acre."

Being the same property conveyed to the mortgagor by W. G. Howard by deed recorded in Volume 409 at Page 248.

It is understood and agreed that this mortgage is junior in lien to a mortgage in the sum of \$4500.00 held by Bank of Travelers Rest, recorded in Book of Mortgages 515 at Page 542.

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.