

JAN 5 9 21 AM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE
R. M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James Talmadge Keenan

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

WHEREAS, the Mortgagor is well and truly indebted unto Perry L. Bruce

(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 Thirty-Two Hundred Twenty-Seven and 45/100

DOLLARS (\$ 3227.45),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid: \$20.00 on January 30, 1953, and a like payment of \$20.00 monthly thereafter, to be applied first to interest and then to principal until the first mortgage is paid in full, and then to be paid \$40.00 per month, to be applied first to interest and then to principal until paid in full, with interest thereon from date at the rate of Six (6%) per cent, per annum, to be computed and paid monthly

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, in Bates Township, containing one acre, more or less, on the Eastern side of Geer Highway # 276, and bounded by lands now or formerly of W. T. Newby, Nannie K. Hunt, et al being more particularly described as follows:

"BEGINNING at a stone on Geer Highway, and running thence N. $65\frac{1}{2}$ E. 3.79 chains to iron pin; thence N. 31 W. 2.80 chains to iron pin; thence S. $65\frac{1}{2}$ W. 3.79 chains to an iron pin on the East side of Geer Highway; thence with said Highway, S. 31 E. 2.80 chains to the beginning corner."

It is understood that this mortgage is junior in lien to a mortgage this day executed to Fidelity Federal Savings & Loan Association in the original sum of \$2250.00.

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.