

JUL 15 12 13 PM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Charles H. Cely** (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **Alfarata Calhoun Downs**

(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 (\$ 2,000.00),

with interest thereon from date at the rate of **five (5%)** per centum per annum, said principal and interest to be repaid: **One year after date, with the right to anticipate payment at any time.**

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 Western side of Melville Avenue, in the City of Greenville, being shown as Lot No. 7, on Plat of the Calhoun property, and being more particularly described, according to said plat, as follows:**

"**BEGINNING at an iron pin on the Western side of Melville Avenue at the joint corner of lots 7 and 8, and running thence with the Western side of Melville Avenue N. 17-47 E. 70 feet to an iron pin; thence N. 72-13 W. 267.4 feet to an iron pin; thence S. 27-11 W. 4.6 feet to an iron pin; thence S. 6-07 E. 73.1 feet to an iron pin at corner of lot 8 now owned by Charles H. Cely; thence with the line of said lot, S. 72-13 E. 239 feet to an iron pin on Melville Avenue, the point of beginning.**"

Being the same premises conveyed to the Mortgagor by **Alfarata Calhoun Downs**, by deed dated July 15, 1953, to be recorded herewith, and this mortgage is given to secure the unpaid portion of the purchase price.

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.