

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 3 11 54 AM 1953

MORTGAGE
OLLIE FARNSWORTH
R.M.G.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ALFRED H. KIRCHNER AND FRANCES G. KIRCHNER (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto EVA C. RUSSELL - - - - -

(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 TWENTY-THREE HUNDRED & NO/100-

----- DOLLARS (\$2300.00),

with interest thereon from date at the rate of Five per centum per annum, said principal and interest to be repaid: Fifty Dollars (\$50.00) per month, on the 3rd day of each successive month hereafter until paid in full, said payments to be applied first to interest, balance to principal, 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, Butler Township, being in that area recently annexed to the City of Greenville, on the North side of Princeton Avenue, and being known and designated as Lot No. 37 on plat of College Heights, made by Dalton & Neves, recorded in Plat Book P at Page 75, and having, according to a more recent survey by Piedmont Engineering Company, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North Side of Princeton Avenue, the joint front corner of Lots 37 and 39, which pin is 150 feet East from the North-east corner of Princeton Avenue and Griffin Drive, and running thence N. 33-10 W. 150 feet to iron pin at joint rear corner of Lots 37 and 38 and 39; thence with line of Lot 9 N. 56-50 E. 75 feet to pin on North side of Princeton Avenue; thence with North side of Princeton Avenue S. 56-50 W. 75 feet to the beginning corner.

Being the same property conveyed to the grantors by deed recorded in Volume 486 at Page 138.

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Fidelity Federal Savings & Loan Association ~~in~~ upon which the balance due is \$4430.80 recorded in Volume 451 at Page 215.

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.