

FILED
GREENVILLE CO. S. C.

MAY 4 4 36 PM 1954

MORTGAGE
OLLIE FARNSWORTH
R. M. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, **Byron L. Tart and Marion H. Tart** (hereinafter referred to as Mortgagor) SEND(S) GREETING:WHEREAS, the Mortgagor is well and truly indebted unto **Peoples National Bank** as Agent for **Marion F. Hodges** (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-Five Hundred and No/100**

DOLLARS (\$ 3500.00),

with interest thereon from date at the rate of **Five** per centum per annum, said principal and interest to be repaid: **\$37.50** on **June 3, 1954**, and a like payment of **\$37.50** on the **3rd** day of each month thereafter until paid in full, said payments to be applied first to interest and then to principal, with the privilege to anticipate payment at any time after six months from the date of this note, with interest thereon from date at the rate of **five per cent, per annum**, to be computed and paid monthlyNOW, 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 **Greenville Township**, being shown as lot # **92**, on plat of **Augusta Acres**, recorded in Plat Book S at Page 201, and described as follows:

"BEGINNING at an iron pin on the North side of Churchill Circle, at joint corner of lots 92 and lot 91, and running thence with line of lot 91, N. 15-45 W. 200 feet to iron pin; thence with the rear line of lot 79, S. 74-15 W. 100 feet to iron pin, rear corner of lot 93; thence with line of lot 93, S. 15-45 E. 200 feet to iron pin on Churchill Circle; thence with the Northern side of Churchill Circle, N. 74-15 E. 100 feet to the beginning."

Being the same property conveyed to the mortgagors by Marsmen, Inc. by deed recorded in Volume 495 at Page 37.

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.