

FILED

MORTGAGE OF REAL ESTATE—GREENVILLE—SOUTH CAROLINA—Arnold, Attorneys at Law, Greenville, S. C.

JUL 1 2 29 PM 1958

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } OLLIE FARNWORTH MORTGAGE
R.M.G.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Eloise H. Watkins. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Moses Arnold

(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

Six Hundred and no/100----- DOLLARS (\$600.00--),

with interest thereon from date at the rate of $3\frac{1}{2}$ per centum per annum, said principal and interest to be repaid:

One year after date, with interest thereon from date at the rate of Three and one-half ($3\frac{1}{2}$) per cent per annum, to be computed and paid at maturity, until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and also in consideration of the further sum of Three Dollars (\$3.00) 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, its 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, being known and designated as Lot 96 as shown on a plat of Lincoln Town made by Dalton & Neves, Engineers, dated June, 1945 and recorded in the RMC Office for Greenville County in Plat Book S, at page 39, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Wynette Avenue at joint front corners of Lots 95 and 96 and running thence along the line of said lots, N. 86-0 W. 150 feet to iron pin at rear corner of lots 128 and 129; thence running with the rear line of Lot 128, S. 4-00 W. 40 feet to iron pin at rear corner of Lot 97; thence running with said lot, S. 86-0 E. 150 feet to iron pin on Wynette Avenue; thence running with said Avenue, N. 4-00 E. 40 feet to iron pin at point of beginning.

Being the same property conveyed to mortgagor by deed recorded in Deed Book 583 at page 145.

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.