

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

MORTGAGE DEC 11 12 30 PM 1961

OLLIE FARNSWORTH
P. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Calvin H. Tolbert

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

WHEREAS, the Mortgagor is well and truly indebted unto J. J. Murray, Jr.

(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

Five Thousand Six Hundred Thirty Five and 94/100 DOLLARS (\$ 5,635.94),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

Payable in monthly installments of \$50.00 each on the 11th day of each month hereafter, to be applied first to interest and then to principal, until paid in full, with interest thereon from date, at the rate of six per cent, per annum, to be computed and paid monthly, 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, at the Southwest corner of Douthit Street and Lawton Avenue, in the City of Greenville, being shown as Lot 2 on a plat of the J. W. Berry Estate, recorded in Plat Book G at page 221, and described as follows;

BEGINNING at an iron pin at the Southwest corner of Douthit Street and Lawton Avenue, and running thence with the Western side of Lawton Avenue, S. 19-46 W. 143 feet to iron pin; thence N. 70-48 W. 61.8 feet to iron pin at the corner of Lot No. 3; thence with line of said lot, N. 20-33 E. 143.5 feet to iron pin on Douthit Street; thence with southern side of said Street, S. 70-33 E. 60 feet to the point of beginning.

Being the same property conveyed to the mortgagor by deed of E. Inman, Master, to be recorded herewith.

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.