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

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Guy Rice

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

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest

(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 -----

Forty-Six Hundred and No/100 ----- DOLLARS (\$ 4600.00 ),

with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid:

Payable \$100.00 on principal on the 16th day of November, 1963, and a like payment on principal on the 16th day of each month thereafter until paid in full, with interest from date at the rate of 6% per annum, to be computed and paid semi-annually, in advance, 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, Bates Township, on the western side of Geer Highway (sometimes called Cleveland Avenue), and being shown as Lot 44 of Block 1 on plat of property of J. Norwood Cleveland, et al, recorded in Plat Book BB at Pages 62-63, and described as follows:

"BEGINNING at an iron pin on the western side of Geer Highway, 75 feet north from Elliott Street (formerly Slater Street), at the corner of Lot 43, and running thence with the western side of said Highway, N. 22-28 E. 25 feet to iron pin at the corner of Lot 45; thence with line of said lot N. 67-32 W. 150 feet to an iron pin; thence S. 22-28 W. 25 feet to iron pin at the corner of Lot 33; thence with line of said lot S. 67-32 E. 150 feet to the point of beginning."

Being the same property conveyed to the mortgagor by two separate deeds of William B. Poston and George H. Harrill, to be recorded herewith.

Also, all furniture, fixtures, equipment, machinery and appliances now on said premises forming a part of, or used in connection with the operation of a restaurant under the name of Dover Cafe; together with such other equipment, appliances, furniture and fixtures as may be added and used in connection with the operation of a restaurant on the premises.

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.