

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

930
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. Richard James and

Demetrie J. Liatos

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

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank and Trust Company (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-Five Thousand and no/100----- DOLLARS (\$25,000.00),

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

On Demand. Interest to be computed and paid monthly.

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, City of Greenville, situate on the north side of Pettigru Street, and being shown as Lot No. 5, Block 4, of Boyce Lawn, as shown on plat recorded in Plat Book A at page 179, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the north side of Pettigru Street, corner of Lots 4 and 5; thence along the line of said lots, N 15-0 W 126 feet 1 inch to an iron pin on a 10-foot alley; thence along said alley, N 76-45 E 66 feet 8 inches to an iron pin, corner of Lots 5 and 6; thence along line of said lots, S 15-0 E 126 feet 1 inch to said Street; thence with said Street, S 76-45 W 66 feet 8 inches to the beginning.

Being the same property conveyed to the mortgagors by deed of George Loumos 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.