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BOOK 1146 PAGE 484

MORTGAGE OF REAL ESTATE—OF GREENVILLE COUNTY, S. C.   
 O. L. E. PARTNERSHIP & Thomason, Attorneys at Law, Greenville, S. C.   
 R. M. C.

STATE OF SOUTH CAROLINA }   
 COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: B. R. Whitworth, Jr.

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

WHEREAS, the Mortgagor is well and truly indebted unto Horace L. Ouzts and Venezuela R. Ouzts (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 and 00/100----- DOLLARS (\$ 5,000.00 ),   
 with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid:

payable \$65.00 on February 20, 1970 and a like payment of \$65.00 on the 20th day of each successive month thereafter until paid in full, said payments to be first applied to interest, balance to principal.

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 shown and designated as Lot 17 on plat of the property of Central Realty Corporation, recorded in the RMC office for Greenville County in Plat Book B at page 199 and being more fully described as follows:

BEGINNING at an iron pin on the southern side of Durham Street at the joint front corner of Lots 16 & 17 and running thence along southern side of Durham Street, N 69-30 E 60 feet to pin at corner of Lot 18; thence with line of Lot 18, S 22 E 150 feet to pin; thence S 69-30 W 60 feet to pin at corner of Lot 16; thence with line of Lot 16, N 22 W 150 feet to the beginning point.

Said premises being the same conveyed to the mortgagor herein by deed to be recorded herewith.

This mortgage is given to secure a portion of the unpaid balance.

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.