

GREENVILLE, S. C.

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BOOK 1177 PAGE 399

MORTGAGE OF REAL ESTATE—Office of Price & Prop. Attorneys at Law, Greenville, S. C.  
OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

IRVING R. ROTHMAN AND BELLE V. ROTHMAN 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

SEVENTEEN THOUSAND NINE HUNDRED FORTY-FIVE AND NO/100 DOLLARS (\$ 17,945.00 );  
due and payable on demand

with interest thereon from date at the rate of 8% per centum per annum, to be paid: From Maturity.

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,

ALL that lot of land in Greenville County, State of South Carolina, situate on the Southwestern side of Riviera Drive, shown as Lot 267 on a plat of Botany Woods, Sector V, recorded in Plat Book YY, at Pages 6 and 7, and described as follows:

BEGINNING at an iron pin on the Southwestern side of Riviera Drive at corner of Lot 268, and running thence with line of said lot, S. 48-03 W. 144.1 feet to pin; thence S. 11-43 E. 46 feet to pin; thence S. 74-30 E. 84.8 feet to pin, corner of Lot 266; thence with line of said lot, N. 43-00 E. 130 feet to pin on Riviera Drive; thence with said Drive, N. 46-29 W. 100 feet to point of beginning.

The above described lot is conveyed subject to restrictive covenants affecting Botany Woods of record in the R. M. C. Office.

The above described property is the same conveyed to the Mortgagors by deed recorded in Deed Book 711, Page 38.

This mortgage is junior to that mortgage given by the Mortgagors to The Prudential Insurance Company of America and recorded in Mortgage Book 906, at Page 489.

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.