

APR 26 8 54 AM '71

BOOK 1188 PAGE 111

MORTGAGE OF REAL ESTATE **OLLIE FARNSWORTH**
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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Beatrice D. Freeman (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto First Piedmont Bank & 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 -----

Seventy-five Thousand and no/100-----DOLLARS (\$ 75,000.00),

with interest thereon from date at the rate of 7 3/4 per centum per annum, said principal and interest to be repaid: in monthly installments of \$900.00 each, commencing November 1, 1971 and continuing \$900.00 on the first day of each successive month thereafter with the entire principal balance being due and payable on October 1, 1976, with the payments to be applied first to interest and the remainder to principal. It is understood and agreed by the parties that between April 23, 1971, and November 1, 1971, interest alone shall be due and payable to the mortgagee at the end of each 90 day period. After November 1, interest thereon shall be paid as above set forth.

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, near the City of Greenville, being shown as ~~Lot~~ No. 3 as shown on plat of the Property of Lula B. Green, recorded in Plat Book B at page 112, and being more particularly described according to said plat as follows:

Beginning at an iron pin in the northwest side of U. S. Super Highway 29, at the joint front corner of Lots Nos. 2 and 3 and running thence with the joint line of said lots, N 47-00 W 520.8 feet to an iron pin in the southeast side of a 30 foot road (not open); and running thence with said road, S 43-00 W 150 feet to an iron pin, rear corner of Lot No. 4; thence with line of said lot, S 47-00 E 520.8 feet to an iron pin in the northwest side of U. S. Super Highway 29; thence with said highway, N 43-00 E 150 feet to the point of beginning.

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.