

FILED
MAY 21 9 59 AM '71

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DAVIS-MACE, INC., AND LOUELLYN B. JARRELL AND W. RALPH JARRELL

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

WHEREAS, the Mortgagor is well and truly indebted unto IRA A. GILES, JR.

(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

SEVEN THOUSAND AND NO/100----- DOLLARS (\$7,000.00)

due and payable Two Hundred Dollars (\$200.00) per month, commencing one month after the date hereof, and continuing each and every month until paid in full, payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of eight/ (8%) per centum per annum, to be 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,

ALL that piece, parcel or lot of land in the State and County aforesaid, in the City of Greenville, being known and designated as a portion of Tract 1 of Block B of Glenn Farms as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book M, at Page 75, and having, according to a more recent plat captioned "Property of Ira A. Giles, Jr." by Webb Surveying and Mapping Company, dated Dec. 1965, the following courses and distances, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Glenn Road and McAlister Road and running thence with the western side of the latter S. 29-31 W. 12 feet to an iron pin; thence along property retained by the Grantor S. 85-58 W. 250.5 feet to an iron pin; thence N. 27-32 E. 22 feet to an iron pin; thence N. 52-17 E. 189.6 feet to an iron pin on the southern side of Glenn Road; thence with said road S. 41-59 E. 145.6 feet to the beginning corner.

ALSO, ALL that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, known and designed as part of Tract Number One of Block "B" of the Glenn Farms, as is shown by record of plat recorded in the R. M. C. Office for Greenville County in Plat Book "M", at Page 75, and has the following metes and bounds, to-wit:

BEGINNING at an iron pin on Glenn Road 143 feet from the intersection of McAlister Road, formerly a County Road; thence N. 43-45 W. 10 feet to an iron pin; thence N. 69-W. 70 feet to the joint corner of Lot Number 7; thence S. 27-32 W. 182 feet to an iron pin; thence S. 51 W. 191 feet to the beginning corner.

The above two described lots of land are the same conveyed to the Mortgagors by the deed of the Mortgagee to be recorded herewith.

THIS IS A PURCHASE MONEY MORTGAGE
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.