

GREENVILLE, S. C.

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BOOK 1197 PAGE 289

MORTGAGE OF REAL ESTATE—OCTOBER 15, 1970
MELBA FARNSWORTH Arnold & Thomason, Attorneys at Law, Greenville, S. C.
R. H. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James P. Bates and Carol W. Bates

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

WHEREAS, the Mortgagor is well and truly indebted unto Alester G. Furman, 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

-----Fifteen thousand and no/100----- DOLLARS (\$15,000.00),
with interest thereon from date at the rate of -6- per centum per annum, said principal and interest to be repaid:

\$89.94 on the first day of each and every month hereafter commencing August 1, 1971, payments to be applied first to interest, balance to principal. Balance due July 1, 1976.

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, in the City of Greenville, being situate at the northeast corner of Perry Avenue and Leach Street and being known and designated as Lot 7 and the western 10 feet of Lot 6 as shown on plat of property of Mrs. E. J. Whilden recorded in Plat Book E at page 171 and having the following metes and bounds, to-wit:

BEGINNING at a pin at the northeast corner of the intersection of said streets and running thence with Leach Street, N 19-0 E 180 feet to a pin on a 20 foot alley; thence with said alley, S 71-0 E 61.2 feet to an iron pin at corner of lot now or formerly of Chiles; thence with his line, S 19-0 W 180 feet to a pin on Perry Avenue; thence with said avenue, N 71-0 W 61.2 feet to beginning.

ALSO all of the right, title and interest of the grantor in and to the 20 foot alley along the rear of the above described lot.

The above is the same property conveyed to us by Robert L. Brownlee by deed of even date to be recorded, and this mortgage is given in order to obtain funds to apply on the purchase price.

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.