

MORTGAGE OF REAL ESTATE Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

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GULLE FARRSWORTH
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STATE OF SOUTH CAROLINA } MORTGAGE
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Marion W. Middleton as Trustee (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 -----

Six Thousand Seven Hundred Fifty and no/100---- DOLLARS (\$6,750.00---), (which includes interest thereon from date at the rate of seven per centum per annum) said principal and interest to be repaid:

in monthly installments of \$112.50 each, commencing on August 7, 1971, and continuing on the 7th day of each month thereafter until paid in full, with interest from maturity at the rate of 7% per annum. This mortgage shall be paid in full on July 7, 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 Greenville Township, in the suburbs of the City of Greenville, being known as "New Hope" near the Monaghan Mills, and having a frontage of 60 feet on Hoyt Street, and a depth of 150 feet, and being known and designated as Lot 6 on plat of "New Hope" recorded in the RMC Office for Greenville County in Plat Book A at page 307, and being the same lot conveyed to the mortgagor by deed recorded in Book 907, page 348, in the RMC Office for said County.

This mortgage is made subject to and under the provisions of a trust agreement recorded in Deed Book 907 at page 229 in the RMC Office for Greenville County.

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.