STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

RULE FARNSHOWN BUNG

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Earle Clarke Proffitt

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

WHEREAS, the Mortgagor is well and truly indebted unto

Byron J. Rainwater

DOLLARS (\$ 1715.61)

with interest thereon from date at the rate of five (5) per centum per annum, said principal and interest to be repaid: Payable \$30.00 on November 1, 1953, and a like payment of \$30.00 on the lst day of each month thereafter until paid in full, payments to be applied first to interest then to principal, with privilege of anticipating payment at any time

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, his heirs, 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, on the south side of Long Hill Street, in the City of Greenville, being shown as Lot No. 76 on plat of Augusta Road Hills, as per plat recorded in Plat Book M, Page 33, and described as follows:

"Beginning at an iron pin on the southern side of Long Hill Street, at a point 261.3 feet west of the southwest corner of the intersection of Long Hill Street and Rice Street (formerly Henrietta Avenue), joint front corner of Lots Mos. 75 and 76, and running thence along the joint line of said lots S. 2-56 W. 160 feet to an iron pin, joint rear corner of said lots; thence N. 87-04 W. 60 feet to an iron pin, joint rear corner of Lots Nos. 76 and 77; thence along the joint line of said lots N. 2-56 E. 160 feet to an iron pin on the southern side of Long Hill Street, joint front corner of said lots; thence along the southern side of Long Hill Street S. 87-04 E. 60 feet to the beginning corner; being the same property conveyed to the mortgagor by Byron J. Rainwater by deed to be recorded herewith."

It is understood that this mortgage is junior in lien to one held by F. N. M. A. Corporation, upon which there is a balance due of \$6,389.39.

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.