

BOOK 723 PAGE 492

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & North, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE S.C.
SEP 5 11 42 AM 1957

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARRINGTON
R. M. G. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John Perkins (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto James Archibald Taylor

(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 One Thousand and No/100

DOLLARS (\$1000.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: on or before September 5, 1958, with interest thereon from January 1, 1958, at the rate of Six per cent, per annum, to be computed and paid at maturity.

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 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 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, 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, in Greenville Township, being known and designated as a portion of Marshall Forest as shown on plat recorded in Plat Book H at Pages 133 and 134, and being more particularly described as follows:

"BEGINNING at an iron pin on Riverside Drive, at corner of Greenville Country Club property, and running thence with said Riverside Drive, the following courses and distances; to-wit: S. 7-05 E. 93.5 feet; S. 27-22 W. 105 feet; S. 32-37 W. 21 feet, more or less, to an iron pin in line of other property of the said Andrea C. Fatterson; thence N. 85-20 E. 280 feet, more or less, to a point in the Reedy River; thence with the meanderings of the said Reedy River to the Country Club property line; thence with the Country Club property line, S. 85-20 W. 431.5 feet to the beginning corner."

Being the same property conveyed to the mortgagor by the mortgagee by deed to be recorded.

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Fidelity Federal Savings & Loan Association in the original amount of \$18,750.00 recorded in Mortgage Book 629 at Page 105.

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.

*Check and recorded in full
this 25th day of August, 1958
James A. Taylor
Ollie Farrington
2115*