

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

RECORDED
GREENVILLE CO. S. C.
DEC 17 10 05 AM 1962
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TO ALL WHOM THESE PRESENTS MAY CONCERN:

A.W. Carroll and
Jinell E. Carroll

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

WHEREAS, the Mortgagor is well and truly indebted unto L. O. Irvin and Bessie B. Irvin

(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 Five Thousand Five Hundred Fifty and No/100

DOLLARS (\$ 5,550.00),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

\$46.85 on January 1, 1963 and a like payment of \$46.85 on the 1st day of each month thereafter until paid in full, said payment to be applied first to interest and then to principal.

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,

known and designated as lot 81, Section 3 on a plat of the property of a subdivision for Dunean Mills, recorded in Plat Book S at Pages 173 and 177, RMC office for Greenville County, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeast side of Duke Street, joint front corner of lots 80 and 81, of Section 3, and running thence with Duke Street, N. 25-35 E. 79.5 feet to an iron pin at the joint front corner of lots 81 and 82 of Section 3; thence with the line of lot 82, S. 64-22 E. 138 feet to an iron pin on a 15 foot alley; thence with said 15 foot alley, S. 25-42 W. 79.5 feet to an iron pin, joint rear corner of lots 80 and 81 of Section 3; thence with the line of lot 80, N. 64-22 W. 137.8 feet to the point of beginning.

Being the same premises conveyed to mortgagors by deed of Bessie B. Irvin to be recorded.

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.