

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

SEP 18 3 15 PM '69
OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James N. Montgomery

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

WHEREAS, the Mortgagor is well and truly indebted unto Samuel M. Witcher

(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 -----

--- Thirty-Five Hundred and No/100 ----- DOLLARS (\$ 3500.00),
with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid:

Payable \$50.00 on September 14, 1969, and a like payment of \$50.00 on the 14th day of each month thereafter until paid in full, payments 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, on the northern side of Delano Avenue (formerly Franklin Street), being shown as Lot 28 on plat of Property of McCall Manufacturing Company, dated May 1949, prepared by Pickell & Pickell, recorded in Plat Book S at Page 76, and having the following metes and bounds:

"BEGINNING at an iron pin on the north side of Delano Avenue, at the joint front corner of Lots 28 and 29, and running thence with line of Lot 29, N. 35-28 E. 99.6 feet to iron pin in line of property now or formerly owned by Mayfield; thence with Mayfield line S. 56-22 E. 83 feet to iron pin at the joint rear corner of Lots 27 and 28; thence with line of Lot 27, S. 35-28 W. 102.2 feet to iron pin on Delano Avenue; thence with said Avenue N. 54-32 W. 83 feet to the beginning corner."

Being the same property conveyed to the mortgagor by the mortgagee by deed to be recorded herewith, and this mortgage is given to secure a portion of 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.