

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEFILED  
GREENVILLE CO., S. C.JUL 9 12 55 PM '70  
OLLIE FARNSWORTH  
R. H. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John S. Ratterree and Gwen N.

Ratterree

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

WHEREAS, the Mortgagor is well and truly indebted unto M. G. Proffitt, Inc.

(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

Three Thousand Six Hundred and no/100-----DOLLARS (\$ 3,600.00 ),  
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: in two installments of \$1,800.00 each, the first installment being due six (6) months from date and the second installment being due one year from date with interest to be computed and paid annually.

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 western side of Providence Square being shown as Lot 4 on Plat of Pelham Estates, Section II recorded in Plat Book PPP at Page 119 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the western side of Providence Square at the corner of Lot 3, thence with the western side of said Square, N. 18-12 E. 150 feet to an iron pin at corner of Lot 5; thence with line of said lot, N. 71-50 W. 199.1 feet to an iron pin; thence S. 18-07 W. 150 feet to an iron pin at corner of Lot 3; thence with line of lot 3, S. 71-49 E. 198.92 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed to be recorded herewith.

It is understood and agreed that this mortgage is junior in lien to a mortgage to Fidelity Federal Savings and Loan Association recorded in mortgage book 1150 at page 467 in the R.M.C. 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.