

GREENVILLE, S. C.

JAN 8 4 42 PM '71

BOOK 1177 PAGE 457

MORTGAGE OF REAL ESTATE OF ONE FARMINGWORTH, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BETTER HOMES OF GREENVILLE, INC. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST PIEDMONT BANK & TRUST COMPANY

(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 -----

Four Thousand and no/100 ----- DOLLARS (\$ 4,000.00--),

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

90 days from date.

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, in or near the City of Greenville, being shown as Lot 491, Section 2, on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, S.C.", made by Dalton & Neves, Engineers, Greenville, S. C., February 1959, and recorded in the RMC Office for Greenville County in Plat Book QQ at pages 56 through 59. According to said plat the within described lot is also known as No. 2 Kilgore Street and fronts thereon 70 feet.

Being the same property conveyed to the mortgagor by Tommy E. Durham et al by deed dated January 7, 1971, recorded in the RMC Office for Greenville County on January 7, 1971.

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.