

FILED
GREENVILLE CO. S. C.

BOOK 1180 PAGE 347

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

Feb 9 3 53 PM '71
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE - }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Celestine P. Bailey

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

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest

(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 -8- per centum per annum, said principal and interest to be repaid:

one year from date with interest paid semi-annually in advance

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 the Twon of Travelers Rest, Bates Township, containing 0.46 acres, more or less, and being situate directly behind and north of Peterson Lumber Company, being a portion of the property shown in Plat Book H at page 59, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Peterson Street at the corner of property on which is situate Peterson Lumber Company, which iron pin is approximately 225 feet northwest of U. S. Highway 25, and running thence along Peterson Street, N 37-15 W 100 feet to an iron pin; thence along Wallace Randolph, N 51-35 E 197.3 feet to an iron pin; thence S 36-30 E 100 feet to an iron pin; thence S 51-36 W 198.6 feet to the point of beginning, less that portion of property conveyed to the County for road purposes in Deed Book 495 at page 476.

This is the same property conveyed to the mortgagor by deed recorded in Deed Book 722 at page 125.

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.