

FILED
GREENVILLE, CO. S. C.

BOOK 1198 PAGE 80

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

JUN 22 9 07 AM '71

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jerry W. Potts

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

WHEREAS, the Mortgagor is well and truly indebted unto Gladys J. Smith

(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

Six Thousand and no/100-----DOLLARS (\$ 6,000.00),
with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid: \$300.00 plus interest from date at the rate of 6% on or before December 31, 1971, and \$600.00 plus interest at the rate of 6% on December 31, 1972 and a like payment on the 31st day of each December thereafter until paid in full.

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, situate at the southwestern corner of Judson Road and Old Anderson Road and being shown as a major portion of lot 61 on a plat of the property of American Bank and Trust Company dated February 1922, prepared by R. E. Dalton, Engineer, recorded in Plat Book F at page 44 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Old Anderson Road at the joint front corner of lot 60 and 61 and running thence with lot 60 N. 53-40 W. 117 feet, more or less, to an iron pin at the joint rear corner of lot 60 and lot 61; thence with lot 62 N. 44-15 E. 97.7 feet to an iron pin on the southern side of Judson Road; thence with said Road, S. 53-40 E. 117 feet, more or less, to an iron pin on the northwestern side of Old Anderson Road; thence with said Road S. 44-15 W. 97.7 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Gladys J. Smith to be recorded herewith.

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.