

GREENVILLE CO. S. C.

SEP 13 2 45 PM '71

BOOK 1296 PAGE 445

MORTGAGE OF REAL ESTATE OFFICE OF THE CLERK OF SUPERIOR COURT, GREENVILLE, S. C.
Office of JAMES WORTH R. M. C. Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Furman Ray Gray

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

WHEREAS, the Mortgagor is well and truly indebted unto Frances Howard Bishop

(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 Seven Hundred-Fifty and No/100 -- DOLLARS (\$ 3,750.00 -), with interest thereon from date at the rate of seven per centum per annum, said principal and interest to be repaid: in monthly installments of \$65.00 each, beginning September 1, 1971, on the first day of each month thereafter until paid in full; payment being applied first to interest and then to principal, interest computed at seven (7) percent per annum.

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 West side of Woodlawn Avenue, being shown as Lot no. 1 on a plat recorded in Plat Book A at page 521 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north western corner of the intersection of Woodlawn Avenue and Iola Street, and running thence with the side of said Avenue N 16-05 W 50 feet to an iron pin at the corner of Lot no. 2; thence with the line of Lot no. 2 S 74-26 W 105.1 feet to an iron pin; thence S 15-20 E 50 feet to an iron pin on Iola Street; thence with the North side of Iola Street N 74-26 E 105.8 feet to the point of beginning.

This is the same property conveyed to Minnie Howard Morall by deed recorded in Deed Book 253 at page 277 in the RMC Office for Greenville County. The said Minnie Howard Morall died testate January 5, 1971 as will appear according to Apt. 1166, File 13 of the Probate Court for Greenville County. Said Minnie Howard Morall devised the above described property to the Grantor herein as will appear in her last will and testimony, recorded in above said apt. and file in the Probate Court 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.