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BOOK 1212 PAGE 454

MORTGAGE OF REAL ESTATE - ~~Office of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.~~
OLLE FARNSWORTH
R. N. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John R. Padgett, Jr. & Blanche I. Padgett

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

WHEREAS, the Mortgagor is well and truly indebted unto Ted B. Bunton

(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

One Thousand Six Hundred and No/100 ----- DOLLARS (\$ 1,600.00) (which includes with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid:

in equal monthly payments of \$40.00 each, first payment to be due and payable November 1, 1971, and a like payment due the first of each month thereafter until paid in full, with interest from maturity at the rate of eight (8) 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, being known and designated as lot no. 22 on a plat of the subdivision of Perry property as shown on a plat thereof, recorded in the RMC Office for Greenville County in Plat Book I at Page 33, and on a recent plat entitled property of John R. Padgett, Jr and Blanche I. Padgett, prepared by Carolina Surveyors, September 22, 1971; and according to said plat showing the lot fronting 50 feet from the north side of Rogers Avenue, with a depth of 150 feet on each side, being 50 feet across the rear.

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.