

FILED
GREENVILLE CO. S. C.

JUN 26 4 38 PM 1957

OLLIE FANNING WORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RICHARD M. STROSSNER AND (hereinafter referred to as Mortgagor) SEND(S) GREETING:
BEATRICE S. STROSSNER
WHEREAS, the Mortgagor is well and truly indebted unto E. M. FREEMAN

(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 (\$4000.00),

with interest thereon from date at the rate of $5\frac{1}{2}$ per centum per annum, said principal and interest to be repaid: \$600.00 on December 26, 1957, and \$600.00 semi-annually thereafter until paid in full, said payments to be applied first to interest and then to principal, with the right to anticipate payment at any time, with interest thereon from date at the rate of five and one-half per cent, per annum, to be computed and paid semi-annually.

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 City of Greenville, on the southern side of East North Street and being known and designated as the eastern portion of Lot 53 on plat of Overbrook Land Company recorded in Plat Book E at Page 252, and a 5 feet strip across the rear of said lot formerly being the part of the alley which was heretofore abandoned and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East North Street at the joint front corner of Lots 53 and 54 and running thence S. 7-41 E. 210 feet to pin in center of former 10 feet alley; thence with the center of said abandoned alley S. 76-07 W. 60 feet to an iron pin corner of other property formerly owned by Smiley Campbell; thence with the line of said property N. 7-41 W. 210 feet to an iron pin on southern side of East North Street; thence with the southern side of East North Street N. 76-07 E. 60 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by the mortgagee herein to be recorded.

This mortgage is given to secure the unpaid portion of the purchase price.

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.