

BOOK 771 Page 292

MORTGAGE OF REAL ESTATE—Offices of ~~Boye~~ Thornton & Arnold, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } JAN 9 . 4 36 PM 1959
COUNTY OF GREENVILLE } MORTGAGE
OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WALTER W. GOLDSMITH (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto PEARL B. MAGILL

(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

with interest thereon from date at the rate of five & onehalf (5½%) DOLLARS (\$ 4000.00),
per centum per annum, said principal and interest to be repaid:

in quarterly installments of \$300.00 each on the 9th day of each April, July, October, January hereafter to be applied first to interest and then to principal until paid in full with interest thereon from date at the rate of five and one-half (5½%) per cent, per annum, to be computed and paid quarterly

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 northeastern side of Buncombe Street, and having the following metes and bounds according to a plat made by T. C. Adams, Engineer, in June, 1947:

BEGINNING at an iron pin on the northeastern side of Buncombe Street at corner of the property now or formerly owned by J. H. Rush, and running thence with the line of said property, N. 61-14 E. 117.9 feet to an iron pin, corner of property of Belle B. Hunt; thence with the line of the Hunt property S. 16-34 E. 49.8 feet to a point in wall of the brick building owned by Belle B. Hunt (this being the same building now occupied by the Seller); thence with the line of the property of Belle B. Hunt (said line being three inches in the wall), S. 56-24 W. 102.1 feet to a point on Buncombe Street, said point being marked "X" on the front wall, which point is three inches from the outer corner of said wall; thence with the northeastern side of Buncombe Street N. 33-57 W. 57.5 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 396, Page 423.

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.

Paid in full April 7, 1960

Pearl B. Magill

*by: R.V. Magill
Atty. in fact*

Wit: Ben C. Thornton

RECORDED AND INDEXED BY
7 April 1960
OLLIE FARNSWORTH
12:27 P 27470