

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

FILED
GREENVILLE

JUN 6 11 26 AM 1963

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }OLLIE F. WORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

REGINALD GERWIG

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

WHEREAS, the Mortgagor is well and truly indebted unto W. W. Berry

(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 **Five Hundred and No/100**

DOLLARS (\$500.00),

with interest thereon from date at the rate of **Six** per centum per annum, said principal and interest to be repaid:**On or before one year after date, with interest thereon from date at the rate of six per cent, per annum, to be computed and paid annually**

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,

in Butler Township, being shown and designated as lot 216, Sector V, Botany Woods, said plat being recorded in the RMC office for Greenville County in Plat Book YY at Pages 6 and 7, and described as follows:

BEGINNING at an iron pin on the northeastern side of Hiawatha Drive, at the joint front corner of lots 216 and 217, and running thence N. 31-14 E. 170 feet to iron pin; thence N. 57-52 W. 111.3 feet to an iron pin at the rear corner of lot 215; thence with the line of said lot and drainage easement, S. 34-10 W. 170 feet to an iron pin on Hiawatha Drive; thence with the northeastern side of Hiawatha Drive, S. 57-50 E. 120 feet to the point of beginning.

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

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Independent Life & Accident Insurance Company in the amount of \$28,000.00.

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.