

AUG 22 12 17 PM '72

BOOK 1246 PAGE 106

MORTGAGE OF REAL ESTATE - ~~ELIZABETH RIDDLE~~ En, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: C C & E Realty Company, a Partnership,
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Sylvanus H. Bowen, Jr.,
(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

Eleven thousand two hundred fifty and no/100-----DOLLARS (\$1,250.00),
with interest thereon from date at the rate of 6 1/2 per centum per annum, said principal and interest to be repaid: Due and payable on or before January 15, 1973, with interest computed at the rate of 6 1/2 per cent 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, City of Greenville, situate on the western side of Williams Street and being a portion of Lot No. 9 and Lot No. 10; as shown on plat of Boyce Addition, recorded in the RMC Office for Greenville County, in Deed Book ZZ at Page 934, and described as follows:

BEGINNING At an iron pin on the western side of Williams Street, and the southern side of a 15-foot alley and running thence with the southern side of said alley, S. 64 W. 159 feet to corner of lot now or formerly owned by S. A. Cox; thence with the line of said lot, S. 15-30 E. 60 feet to a stake; thence N. 64 E. 159 feet to Williams Street; thence with the western side of Williams Street, N. 15-30 W. 60 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deeds of Mellie Holloway Mullins, William Sidney Mullins, Jr., and Butler Bowen Mullins, Frank P. McGowan, Jr. as Master for Greenville County, and Sylvanus H. Bowen, Jr., said deeds to be recorded herewith.

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.