

FILED
GREENVILLE CO. S. C.

DEC 16 4 55 PM 1948

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SHIVES-HUGHES REALTY CO.

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto City Savings Bank, Charlotte, North Carolina, a corporation organized and existing under the laws of the State of North Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Sixty-six Hundred - - - Dollars (\$6600.00), with interest from date at the rate of four per centum (4 %) per annum until paid, said principal and interest being payable at the office of City Savings Bank in Charlotte, N. C., or at such other place as the holder of the note may designate in writing, in monthly installments of Forty and no/100 - - - - - Dollars (\$ 40.00 .), commencing on the first day of January, 1949, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of December, 1968.

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the county of Greenville, State of South Carolina;

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the East side of West Fairview Avenue in that area recently annexed to the City of Greenville in Greenville County, South Carolina, being shown as Lot 35 on Plat of Druid Hills made by Dalton & Neves, Engineers, January 1947, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book P, page 113, said lot fronting 50 feet on the east side of West Fairview Avenue, with a depth of 208 feet on the north side, a depth of 166.8 feet on the south side and being 108.9 feet across the rear and is located 383.9 feet south from Rutherford Road (also known as U. S. Highway 29 Alternate).

The above described property is a part of the same conveyed to the Mortgagor by deed of Jessie F. Welter, dated August 7, 1946, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 297, page 63.

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 the buildings, walks, fences, shrubbery, driveways, improvements and fixtures of every kind, including stoves, refrigerators, ranges, cabinets, venetian blinds, heaters, boilers, radiators, engines, machines, motors, screens, blinds, doors, hardware, wires, switches, electric fixtures, bells, insulations, and all other water, plumbing, ventilating, and heating equipment, including stokers, oil burners, tanks, air conditioning equipment now upon or which may hereafter be placed upon said property, shall be deemed to be fixtures and part of the realty herein conveyed, and shall be deemed part of the security for the indebtedness herein mentioned, and shall be covered by this mortgage.

The debt secured by the within promissory Note and mortgage having been paid in full, this lien is hereby satisfied this 1st day of May, 1954.
Witness my hand and seal of said County, this 1st day of May, 1954.
Ollie Farnsworth
R. M. C.