

MORTGAGE

FILED
JAN 8 2 31 PM 1951

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN: Ralph Truitt Banks

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Perpetual Building & Loan Association

organized and existing under the laws of South Carolina, a corporation 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 Fifty-Seven Hundred and no/100 Dollars (\$5,700.00), with interest from date at the rate of four and one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of Perpetual Building & Loan Association in Fort Mill, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Thirty-Six and 08/100 Dollars (\$ 36.08), commencing on the first day of February, 19 51, 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 January, 19 71.

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: in the City of Greenville, being known and designated as Lot No. 76 and a portion of Lot No. 77, according to a plat of Shannon Terrace, plat made by H. E. Brockman, January 3, 1930 and recorded in the R. M. C. Office for Greenville County in Plat Book L, at page 91 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Brookview Circle at the joint front corner of Lots Nos. 75 and 76 and running thence along the line of Lot No. 75, S. 45-19 E. 177.1 feet to an iron pin; thence N. 28-24 E. 67.3 feet to an iron pin in the line of Lot No. 77; thence N. 48-40 W. 163.4 feet to an iron pin on the southeastern side of Brookview Circle; thence along the southeastern side of Brookview Circle, S. 39-30 W. 54 feet to an iron pin at the point of beginning.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the

16-3905-3

For recording, see R. M. C. Book 497, Page 83.

The debt secured by this mortgage has been paid and this mortgage is hereby cancelled.

SATISFIED AND CANCELLED OF RECORD
DAY OF _____ 19____
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT _____ O'CLOCK _____ M. ON _____