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REAL ESTATE MORTGAGELILLIAN FARNSWORTH
GREENVILLE CO. S. C.

THIS MORTGAGE, made and entered into this ~~20th~~ ^{20th} MAR | day 4 of 1956 PM July
19 ~~55~~ ⁵⁵, by and between **LILLIAN M. ARNOLD (a widow)**
of the City of **Greenville** State of **South Carolina**
hereinafter called "MORTGAGOR" (whether one or more), and **SHELL OIL COMPANY**, a
Delaware corporation with offices at 50 West 50th Street, New York, New York, here-
inafter called "SHELL".

WITNESSETH:

In consideration of the sum of One Dollar (\$1.00) and other good and val-
uable consideration, the receipt of which is hereby acknowledged, and to secure
the payment of MORTGAGOR'S indebtedness hereinafter described, and the performance
and observance by MORTGAGOR of the covenants and conditions of this Mortgage,
MORTGAGOR hereby grants, bargains, sells, conveys and mortgages to SHELL the fol-
lowing described premises situated in the **City** of **Greenville**
, County of **Greenville**, and State of **South Carolina**

All that lot of land in the State of South Carolina, County of
Greenville, Greenville Township, at the southeastern corner of Sevier
Street and Augusta Road in the City of Greenville, and according to
a plat made by Dalton & Neves in September, 1955, is described as
follows:

BEGINNING at an iron pin, the southeast corner of Sevier Street and *L.M.A.*
Augusta Road, and running thence with Augusta Road S. 46-54 E. 99.3
feet to an iron pin; thence S. 21-23 W. 152 feet to an iron pin; thence
N. 51-27 W. 128.1 feet to an iron pin on Sevier Street; thence with
said street N. 32-40 E. 154 feet to the point of beginning; being a
portion of the same lot of land conveyed to Lillian M. Arnold by
Southeastern Life Insurance Company by deed, dated May 1, 1937, and
recorded in Volume 194, Page 227, in the Office of Register Mesne
Conveyance for Greenville County, South Carolina

together with all rights, privileges and appurtenances thereunto belonging, all
rents, issues and profits therefrom, and all buildings, improvements and Mort-
gagor's fixtures now or hereafter located thereon.

To have and to hold the same unto SHELL, its successors and assigns, for-
ever; provided, however, and this Mortgage is upon the express condition, that,
if MORTGAGOR shall promptly and fully pay MORTGAGOR'S indebtedness to SHELL under
and in accordance with the provisions of a certain Promissory Note of even date
herewith, in the principal sum of **Twenty-Five Thousand & 00/100**
Dollars (**\$25,000.00**) and if MORTGAGOR shall fully perform and observe all of
the covenants and conditions of this Mortgage, then this Mortgage shall be void;
otherwise it shall remain in full force and effect.

MORTGAGOR hereby covenants with SHELL; that MORTGAGOR is lawfully seized
of said premises in fee simple and has good right and lawful authority to sell,
convey and mortgage the same; that said premises are free from all liens and en-
cumbrances; and that MORTGAGOR will warrant and defend the title to said premises
against the lawful claims and demands of all persons whomsoever. MORTGAGOR hereby
waives and releases all rights of homestead, dower and curtesy in said premises.

MORTGAGOR hereby further covenants and agrees with SHELL as follows:

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