

Loan No. 128175

MAR 24 2 44 PM 1958

BOOK 741 PAGE 457

OLLIE FARMWORTH
R. M. C.

REAL ESTATE MORTGAGE—South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } SS.

TO ALL WHOM THESE PRESENTS MAY CONCERN: CYVIA S. ROSENFELD

SEND GREETING:

WHEREAS, the said Cyvia S. Rosenfeld
(hereinafter referred to as Mortgagor) in and by her certain note or obligation bearing even date herewith, stand indebted unto The Lincoln National Life Insurance Company
(hereinafter referred to as Mortgagee) in the full and just sum of Twenty-five Thousand and no/100--
----- Dollars (\$ 25,000.00),
----- (Five and One-half)
bearing interest from date at the rate of 5 1/2 per cent per annum, past-due principal and interest bearing interest at the highest rate allowed by law but not exceeding 7 per cent per annum, principal and interest being payable as in said note provided, the final instalment of principal and interest being due and payable on the 1st day of April, 19 73, said note further providing that default in any payment of any instalment or principal or interest shall render the whole debt due at the option of the legal holder of said note, all as will more fully appear by reference being had to said note.

NOW KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the Mortgagee, according to the terms of said note; and also in consideration of the further sum of Three Dollars, 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, have granted, bargained, sold, and released, and by these presents DO GRANT, bargain, sell, and release unto the Mortgagee the following described real estate situated in the

City of Greenville, County of Greenville, State of South Carolina, to-wit:

ALL that piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, on the western side of North Main Street at the northwestern intersection of North Main Street and West Avondale Drive, being known and designated as Lot No. 1 and the major portion of Lot No. 2, Block G, of Northgate, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book M, Page 13, and having, according to a survey thereof dated March 17, 1958 by Pickell & Pickell, Engineers, recorded in said R. M. C. Office in Plat Book PP, Page 91, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of North Main Street in the front line of Lot No. 2 and running thence along the western side of North Main Street, S 14-40 W 134.6 feet to an iron pin at the northwestern intersection of North Main Street and West Avondale Drive; thence along the northern side of West Avondale Drive, N 75-26 W 192.3 feet to an iron pin in the eastern side of a 12-foot alley; thence with the eastern side of said 12-foot alley, N 12-30 E 134.9 feet to an iron pin in the rear line of Lot No. 2; thence through Lot No. 2, S 75-26 E 197.3 feet to the point of beginning.

Being the same conveyed to the mortgagor by deed of Viola K. Vaughn, dated May 12, 1956, and recorded in said R. M. C. Office in Deeds Book 552, Page 269, except for a five (5) foot triangular strip conveyed for street purposes to the City of Greenville by deed recorded in said R. M. C. Office in Deeds Book 589, Page 371.

TOGETHER with all and singular the rights, members, hereditaments, easements, privileges, fixtures, and appurtenances to the said land and premises belonging or in any wise incident or appertaining, and also including all Mortgagor's rights under any and all leases now existing or hereafter arising, whether recorded or unrecorded, of all or any part of said real estate and all rights and powers relating to all or any part thereof or to the use thereof and together with all rents, issues, and profits which may arise or be had therefrom. And it is mutually covenanted and agreed by and between the parties hereto that all fixtures including gas and electric fixtures and heaters, engines and machinery, elevators and motors, plumbing and heating fixtures and equipment, including stokers, oil burners and gas burners and their attachments, screens, awnings, ice boxes and electric refrigerators, together with all refrigerating equipment and cooling and air-conditioning equipment, and all replacements of present fixtures and equipment herein referred to, whether attached or unattached to the building, are and shall be deemed to

FORM 2688-SO. CAROLINA-6-37-500

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 5 PAGE 135

SATISFIED AND CANCELLED OF RECORD
Ollie Farmworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:06 O'CLOCK P M. MAR 20 1964