

FILED
GREENVILLE CO. S.C.
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MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT K. HESTER of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

RATTERREE-JAMES INSURANCE AGENCY

a corporation organized and existing under the laws of South 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 Eleven Thousand and No/100 Dollars (\$11,000.00), with interest from date at the rate of five and three-fourths per centum (5-3/4%) per annum until paid, said principal and interest being payable at the office of Ratterree-James Insurance Agency in Greer, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty Nine and 30/100 Dollars (\$69.30), commencing on the first day of January, 1961, 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, 1985.

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 piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4, Western Hills, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, page 99, and having, according to plat of Property of Robert K. Hester, made by T. C. Adams, Engineer, September, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of El Paso Drive, joint front corner Lots 3 and 4; and running thence along El Paso Drive S. 83-87 W. 137.9 feet to an iron pin; thence N. 35-06 W. 170.4 feet to an iron pin; thence N. 77-45 E. 65.5 feet to a point; thence N. 85.52 E. 156 feet to an iron pin, joint rear corner Lots 3 and 4; thence S. 6-26 E. 150.5 feet to an iron pin, 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

For Assignment see R. E. M. Book 842 Page 402