

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.
NOV 22 10 39 AM 1960

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Julian M. Swaringen and Betty W.

Swaringen, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Faust Nicholson

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Sixteen Hundred and No/100 ----- DOLLARS (\$ 1600.00),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

Payable \$25.00 per month, beginning December 21, 1960, and on the 21st day of each month thereafter until paid in full, with full privilege of anticipation.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, located on the southwesterly side of Montclair Avenue (formerly Fairview Avenue), being known and designated as Lot No. 15 and the adjoining westerly one-half of Lot No. 16, Block G, of Highland Terrace, as per plat thereof recorded in Plat Book K at Pages 120, 121 and 122, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southwesterly side of Montclair Avenue (Fairview Avenue), which iron pin is 67.5 feet in an easterly direction from the southeastern intersection of Townes Street and Montclair Avenue, joint front corner of Lots Nos. 14 and 15, Block G; thence along the joint line of said lots, S. 9-52 W. 150 feet to an iron pin in the line of a 15 foot alley; thence along the northeastern side of said 15 foot alley, S. 80-08 E. 75 feet to an iron pin in the line of Lot No. 16, Block G, (which iron pin is 25 feet in a southeasterly direction from the rear joint corner of Lots Nos. 15 and 16, Block G); thence N. 9-52 E. 150 feet to an iron pin in the line of Montclair Avenue (formerly Fairview Avenue); which iron pin is 25 feet in a southeasterly direction from the joint front corner of Lots Nos. 15 and 16, Block G; thence along the southwestern side of Montclair Avenue N. 80-08 W. 75 feet to 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 any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

*paid and satisfied in full this
21st day of March, 1963.
Faust Nicholson*

*Witnesses:
Mildred Meadows
Willie Mae Wadsworth*

SATISFIED AND CANCELLED OF RECORD
22 DAY OF March 1963
R. H. C. FOR GREENVILLE COUNTY, S. C.
AT 12:50 O'CLOCK P.M. NO. 23942