

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 26 3 29 PM 1961

MORTGAGE OF REAL ESTATE

BOOK 856 PAGE 43

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Charles W. Durham and Annie H. Durham,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Institute for Essential Housing, Inc.

(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  
Sixty Seven Hundred Seventy Three and 12/100 ----- Dollars (\$ 6773. 12 ) due and payable  
\$54. 63 on the 1st day of each and every month hereafter, commencing the  
1st day of August, 1961, balance due the 1st day of July, 1966,

with interest thereon from ~~date~~ maturity at the rate of SEVEN per centum per annum, to be paid on demand

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

ALL that certain piece, parcel or lot of land with all improvements thereon, lying, being and situated in the State of South Carolina, County of Greenville, Austin Township, known and designated as Lot 128 in the subdivision known as Hunters Acres, according to a Survey and Plat made by W. J. Riddle in May 1952 and recorded in the R. M. C. Office for Greenville County in Plat Book "BB", Page 51. Said lot has a frontage on Morton Avenue of 75 feet and runs back to a depth of 200 feet.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

*This mortgage has been satisfied by replacing it with a new mortgage dated Sept. 19, 1961.*

*Signed - Institute for Essential Housing*

*By: Evelyn P. Hill  
Sec.*

*Witnesses:*

*Don Shirley  
J. T. Roper*

SATISFIED AND CANCELLED OF RECORD

*13* DAY OF *Feb* 1961

*Allie Zambowitz*  
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:50 O'CLOCK P. M. NO. 20022