

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, ROSE T. SEXTON AND MATTIE LOU SEXTON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto NATHAN BOTNICK AND HARRY SUSSMAN PARTNERS, DOING BUSINESS AS THE HOUSE OF ALUMINUM

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWO THOUSAND FIVE HUNDRED THIRTY SIX AND 100/100--

Dollars (\$ 2,836.20) due and payable

IN (60) SIXTY EQUAL MONTHLY INSTALLMENTS OF FOURTY TWO AND TWENTY SEVEN CENTS (\$42.27) BEGINNING ON THE TIRET TENTH DAY OF OCTOBER, 1961, AND ON THE TENTH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL PAID IN FULL.

MATURITY

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: FROM MATURITY

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, ALL THAT LOT OF LAND IN AUSTIN TOWNSHIP, ON THE NORTH SIDE OF PERRY ST., NEAR THE TOWN OF SIMPSONVILLE, AND BEING SHOWN AS LOT #12 ON PLAT AT PROPERTY OF J.R. AND C.R. RICHARDSON MADE BY W.J. RIDDLE IN APRIL, 1947, AND RECORDED IN PLAT BOOK 2. AT PAGE 159, AND DESCRIBED AS FOLLOWS:

Beginning at a stake on the northern side at Perry street, at corner of lot No. 13, and running thence with the line of said lot, No. 19-45 W 290 45 W. 290.45 feet to stake; Thence N 70-30 E. 90 feet to a stake at corner of lot No. 11; thence with the line of said lot, S 19-45 E. 290.2 feet to a stake on Perry street thence with the northern side of Perry street, S. 70-15 W. 90 feet to the beginning corner.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ASSIGNMENT

FOR VALUE RECEIVED, Nathan Botnick and Harry Sussman, Partners, doing business as The House of Aluminum do hereby assign, transfer, and set over to Crown Credit Corp the within mortgage and the note secures this First day of September, 1961 without recourse.

Nathan Botnick and Harry Sussman, partner
doing business as The House of Aluminum

WITNESS

Henry Pearlman
Lutie Vaughan

Nathan Botnick Partner

Harry Sussman Partner

Together with all and singular rights, members, hereditaments, 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 Mortgagee 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.

The debt hereby secured is paid in full and the lien of this instrument is satisfied this

17 OCT 1961

By _____

Witness _____

Witness _____

RECORDED AND INDEXED OF RECORD

1961 OCT 17

GREENVILLE COUNTY, S. C.

NOTARY PUBLIC M. NO. 1111