

SEP 13 11 26 AM 1961

BOOK 868 PAGE 435

STATE OF SOUTH CAROLINA

COUNTY OF

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Terrell P. Ayers,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Estate of James Lawrence Aiken

(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 TWO THOUSAND FIVE HUNDRED Dollars (\$2,500.00) due and payable

in monthly instalments of \$200.00, commencing October 5, 1961 and continuing on the 5th day of each and every month thereafter until paid in full, the monthly payments to be first applied to interest, balance to principal,

with interest thereon from date at the rate of six (6) per centum per annum, to be paid monthly.

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, located in the Town of City View and being known and designated as the rear of lots Nos. 19 and 20, according to plat made by Engineer Neeves, April 1914, and duly recorded in the office of the Register of Mesne Conveyance in and for Greenville County in Plat Book E, Page 116, and having the following metes and bounds:

BEGINNING at a pin on Smith Street, which pin is located 70 feet from the corner of New Out Road, also known as Tenth Street, and Bramlett Road, and running thence N. 0-20 E. 80 feet to intersection of said Smith Street and an alley; thence with the South side of said alley N. 81-47 E. 97.1 feet to the joint rear corner of lots Nos. 18 and 19, said plat; thence with joint line of said lots Nos. 18 and 19 in a Southealy direction parallel with Smith Street 77.5 feet to a pin; thence in a straight line in an Easterly direction, 97 feet, more or less, to the point of beginning.

It is understood and agreed that this mortgage is given to secure a portion of the purchase price hereof.

residence on the

It is understood that the/premises may be removed by the mortgagor at any time.

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 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.

paid and satisfied in full
November 9th. 1962.

Estate of James Lawrence Aiken

By: Roy Lee Aiken Executor

Witness:
Gessie Samsworth
Hessie M. Smith

SATISFIED AND CANCELLED OF RECORD
9 DAY OF Nov. 1962
Gessie Samsworth
R. K. C. FOR GREENVILLE COUNTY, S. C.
AT 4:27 O'CLOCK P.M. NO. 12427