

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 24 4 41 PM 1963

MORTGAGE OF REAL ESTATE

BOOK 872 PAGE 251

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, Will Aiken and Katie Mae Aiken, of Greenville County, South Carolina,
(hereinafter referred to as Mortgagor) is well and truly indebted unto John A. Park,

(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 and no/100

Dollars (\$ 2,000.00) due and payable as follows: FIFTY (\$50.00) DOLLARS on November 23, 1961, and a like sum on the 23rd day of each and every succeeding Calendar month thereafter, each of said payments to be applied first to interest and then to the principal balance owing, until paid in full; with the right, however, to anticipate, after One (1) year, by the payment of all or any part thereof at any time before maturity,

with interest thereon from date at the rate of Seven per centum per annum, to be paid: monthly as above, and computed quarterly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee 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 Greenville Township, near the City of Greenville, being known and designated as Lot Number Nine (No. 9) of Block "C" on a plat of the Sterling Annex subdivision, recorded in Plat Book "E" at page 141 in the R.M.C. office, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point in the southeastern corner of Valentine Street and Minus Street, and running thence with Minus Street, N. 48-25 E. 162.5 feet to a point, corner of Lots Nos. 9 and 18; thence S. 22-35 E. 103.3 feet to a point, corner of Lots Nos. 8, 9, 16 and 17; thence with the line of Lots Nos. 8 and 9, S. 64-35 W. 155 feet to a point on Valentine Street; thence with Valentine Street, N. 22-18 W. 58.3 feet to the point of beginning.

The above described property is the same conveyed to us by H.K. Townes by deed dated January 8, 1949, recorded in Vol. 372 at page 61 in said R.M.C. office.

There is now located on the above described property two dwellings, one frame and one cement block, and other improvements; and there is, also, now a third dwelling house being moved to and placed and located thereon; and this mortgage covers and is intended to cover any and all such buildings and improvements as are now located on said premises, as well as such to be placed, located, constructed and completed thereon.

This is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of the mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt and they shall bear interest at the same rate.

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 in full October 25-1963

Witness:

W. B. Long, Jr.

John A. Park

25th October 63

Phie Farnsworth

4-46 P 12271