

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED

DEC 28 1961 A.M.

BOOK 878 PAGE 05

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, We, JAMES M. & NELL F. CLEMENT

Mrs. Ollie Farnsworth

(hereinafter referred to as Mortgagor) is well and truly indebted unto

R. M. G.
DELTA CONSTRUCTION COMPANY, INCORPORATED

(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 ONE THOUSAND NINE HUNDRED SEVENTEEN and 60/100

----- Dollars (\$ 1,917.60) due and payable at the rate of \$39.95 per month for forty-eight consecutive months, commencing on 9th day of February, 1962 and the 9th day of each month thereafter until the entire balance is paid in full

~~with interest~~ without interest until such time as the entire balance is due and payable, from that date at 7% per annum. 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, Lots 17, 18, 19 and 20, McCarter Shop Road, (which has been changed to Pine Knoll Drive, and unnamed Street, in Chick Springs Township. This is the property located at 414 Pine Knoll Drive Greenville, South Carolina. Acquired from H. B. Cuttino to first Deed J. M. Clement. 9-10-45. Book 280, Page 178.

ASSIGNMENT

STATE OF SOUTH CAROLINA)
 :
COUNTY OF GREENVILLE)

WHEREAS, the undersigned DELTA CONSTRUCTION COMPANY, INCORPORATED is the mortgagee to the mortgage hereto. This mortgage is hereby assigned to CROWN CREDIT CORPORATION, its successors or assigns, without recourse for consideration received.

DATED: This 26th day of December, 1961.

WITNESSED:

DELTA CONSTRUCTION COMPANY, INCORPORATED

C. Charlotte Lucas

Ray Lucas

Walt E. Henderson

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.