

FILED
GREENVILLE CO. S.C.
JAN 11 11 19 AM 1962
OLLIE B. WORTH
R. M.S.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James Lee Laur and Katherine Castles Laur

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. A. Reece, d/b/a C.A. Reece Construction Company

(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 SEVEN HUNDRED TWELVE AND 20/100 (----- Dollars (\$ 712.20)) due and payable at the rate of Forty-Four and no/100 (\$44.00) per month, commencing November 1, 1961

July 29, 1961

with interest thereon from ~~date~~ at the rate of seven per centum per annum, to be paid:

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, on the eastern side of North Parker Road and having according to a plat made by Dalton & Neves in August, 1947, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of North Parker Road at joint front corner of a 6.65 acre tract and a 4.86 acre tract and running thence with the line of the 6.65 acre tract S. 26-15 E. 369 feet to an iron pin on branch; thence with said branch as a line the following course and distances; N. 2 E. 123 feet; thence continuing with said branch as a line 206 feet; thence continuing with said branch N. 10 E. 142 feet; thence N. 5 E. 89.3 feet to a pin; thence N. 77-57 W. 403 feet more or less to an iron pin on North Parker Road; thence with the eastern side of said road as a line S. 1-52 E. 266 feet to a bend; thence S. 0-33 W. 160 feet to a pin; thence S. 6-43 W. 191 feet to the point of beginning.

The mortgagors shall have the right to make accelerated payments on this mortgage without penalty.

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, his 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.

Satisfied