

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED GREENVILLE S.C. 882 Pat 257
FEB 20 10 49 AM 1962
R. M. C. WORTH

WHEREAS, I, C. H. Mayhew, Jr., of the County of Greenville, State of South Carolina,
(hereinafter referred to as Mortgagor) is well and truly indebted unto R. E. Ingold, of Greenville, South Carolina,

(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 FIFTEEN THOUSAND and no/100 Dollars (\$ 15,000.00) due and payable as follows: Fifteen Hundred (\$1500.00) Dollars on January 19, 1963; Fifteen Hundred (\$1500.00) Dollars on August 19, 1963; and a like sum on the 19th day of each and every succeeding August thereafter, until paid in full,

with interest thereon from date at the rate of Five per centum per annum, to be paid: computed and semi-annually, until paid in full,

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, in Greenville Township, in the Sixth Ward and on the northern side of Bradshaw Street, (formerly Elkins Street), in the City of Greenville, and having the following metes and bounds, to-wit:

BEGINNING at a point, stake, on the northern side of Bradshaw Street, (formerly Elkins Street), which point is Two Hundred Sixty (260) feet westward from the western side of Howe Street, and running thence along Bradshaw Street, formerly Elkins Street), S. 80-08 E. 60 feet to a point, stake; thence N. 12 1/2 E. 168 feet and 9 inches along line of Lot No.7 to a point, stake; thence N. 69 W. 57 feet and 6 inches to a point, stake; thence S. 14 W. 180 feet and 3 inches to the point of beginning; and being known and designated as Lot Number Eight (No.8) on a plat of Prof. B. E. Geer's property, made by F. G. Rogers in 1911, and being the same property conveyed to the Mortgagor herein, C. H. Mayhew, Jr., by Eugenia Way Mills by deed dated May 13, 1960, recorded in Volume of Deeds 650 at page 222 in the R.M.C. office for Greenville County, South Carolina, on May 13, 1960.

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.

This Mortgage is given to obtain funds with which to erect and construct, and to complete the erection and construction, a building of One (1) story and a basement, out of concrete and brick, on said described property, same to be completed within a reasonable time and to be approved by the Mortgagee herein; and is a construction Mortgage.

That the Mortgagor shall insure and keep insured the said mortgaged property, all in accordance with the provisions hereinafter set forth; and it is agreed and understood that the Mortgagor is to pay any and all taxes, public assessments and insurance premiums, when and as due, and that the failure of the Mortgagor to so do shall constitute a default, and 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 as the principal.

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.

Witness:
Viola B. James.
Paid in full, Feb. 17-1967.
R. E. Ingold.

EXTINGUISHED AND CANCELLED BY RECORDS
17th DAY OF Feb 1967
Ellie Harman
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:12 O'CLOCK P. M. NO. 14904.