

MORTGAGE OF REAL ESTATE—Office of **W. A. BUNN & MANN**, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 884 PAGE 499

FEB 17 10 24 AM 1962
OLIE F. MANN
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Francis T. Adams and Louise C. Adams,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under B. M. McGee Will, his Successors and Assigns forever,

(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
\$30.00 on the 15th day of each and every month hereafter, commencing
April 15, 1962; payments to be applied first to interest, balance
to principal. Balance due five years from date with the privilege to
anticipate payment after one year,

with interest thereon from date at the rate of Six 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

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Halcox Street and being known and designated as a portion of Lots Nos. 100 through 104 as shown on plat of property of Cuttino Heirs prepared by W. A. Bunn August 1939 and recorded in the R. M. C. Office for Greenville County in Plat Book "J", at Page 121 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Halcox Street at the joint front corner of Lots Nos. 99 and 100 and running thence along said Street due South 138 feet to an iron pin at the corner of Lot No. 75; thence along the line of Lot No. 104, N. 78-31 E. 122.9 feet to an iron pin; thence N. 1-57 W. 119 feet, more or less, to an iron pin in the north side line of Lot No. 100; thence along the joint line of Lots Nos. 99 and 100, S. 85-42 W. 122.9 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by Chinar McSwain Powell by her deed of even date and recorded herewith.

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.

*Satisfied and cancelled March 15, 1966
C. E. Robinson as Trustee under B. M. McGee Will*