

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 885 PAGE 337

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, W. A. Lynch & Ruth H. Lynch

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

(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 Fifty Six Thousand and no/100

Dollars (\$ 56,000.00) due and payable

\$14,000.00 per year plus accrued interest on the 1st day of March, 1963, and like date of each successive and consecutive year thereafter without right of anticipating any part or all of remaining unpaid balance of principal or interest before maturity, (except that the remaining unpaid balance may be deposited in escrow with Fidelity Federal Savings and Loan Association, Greenville, S. C., any amount so deposited in escrow to be subject to current dividends voted with interest thereon from date at the rate of 6% per centum per annum, to be paid: Annually by the Association

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: not 6% as of date of deposit.)

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, and shown and designated as Lot # 1, Block 1, Sheet 202 in the Block Book Office for Greenville County, being the southwest corner of Cleveland Street at Crescent Avenue and having according to said reference, a frontage on Cleveland Street of 798 feet, more or less, with side lot lines of 351.5 feet, more or less, on the North, 565 feet and 72 feet, more or less, on the South along Crescent Avenue Extension, and a back lot line of 829.5 feet, more or less, on the West.

Being the same property conveyed to the Mortgagor herein by Deed of the Mortgagee of even date herewith and to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.

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 satisfied and canceled this the 6th day of Mar. 1964

Wit:

*Ernest J. Howard
Ellen Davis*

William Schwiens

*Mar. 6th
Dillie Farnsworth
A. 25655*