

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 18 3 54 PM 1962
OLLIE F. THOMPSON
R.M.C.

BOOK 887 PAGE 411

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Alice E. Howard,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Citizens & Southern National Bank of 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 Twenths Thousand and no/100

Dollars (\$ 20,000.00) due and payable

in One Hundred and Twenty (120) equal monthly installments of Two Hundred Twenty Two and 05/100 (\$222.05) Dollars per month commencing on the 18th day of May, 1962, and on like date of each succeeding and consecutive month thereafter.

with interest thereon from date at the rate of Six (6) 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 Greenville, on the eastern side of McDaniel Avenue in the City of Greenville, being shown as Lot # 6-A and a northern portion of Lot # 6 on Plat of Alta Vista recorded in the R. M. C. Office for Greenville County in Plat Book "G" at Page 20 and having, according to said Plat, the following metes and bounds to-wit:

BEGINNING at an iron pin at the southeast corner of McIver Street and McDaniel Avenue and running thence with the South side of McIver Street, S. 84-35 E. 164.75 ft. to an iron pin at the rear corner of Lot # 7; thence with the rear line of Lots # 7 and 8 S. 4-15 W., 120 feet to an iron pin in the line of property, now or formerly, of the estate of W. R. Cely; thence with the line of said property N. 84-35 W., 164.75 feet to an iron pin on the east side of McDaniel Avenue; thence with the East side of McDaniel Avenue N. 4-15 E., 120 feet to the beginning corner.

And being the same property conveyed to the Mortgagor herein by Deed of Fred M. Thompson, Trustee under the Will of Jefferson Pierce Thompson by Deed dated July 30, 1949, and recorded in the R. M. C. Office for Greenville County in Deed Book 387 at Page 442.

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 AND FULLY SATISFIED
THIS 18th DAY OF APRIL 1962
THE CITIZENS & SOUTHERN NATIONAL BANK

OLLIE F. THOMPSON
June 28
Alice E. Howard

W. R. Cely
Deed Book 387 at Page 442
Fred M. Thompson