

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES R. SHELTON

Greenville, S. C. hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Aiken Loan & Security Company

organized and existing under the laws of South Carolina, a corporation hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seven Thousand Five Hundred Dollars (\$7,500.00), with interest, from date at the rate of five & one-fourth per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of Aiken Loan & Security Company in Florence, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-five and no/100 Dollars (\$ 45.00), commencing on the first day of November, 1962, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of October, 1987.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that lot of land in the city of Greenville, county of Greenville, state of South Carolina, being known and designated as Lot No. 18-C which is a portion of Lot No. 18 on plat of property of G. Dawitt Auld recorded in plat book J at page 211, and having according to a survey made by R. E. Carrell, Engineer, August 15, 1962 entitled property of James R. Shelton recorded in plat book AAA page 159 of the RMC Office for Greenville County, S. C., the following rates and bounds, to-wit:

Beginning at an iron pin on the south side of Boyce Springs Avenue, the point front corner of Lots Nos. 18 B and 18 C; thence with the joint line of said lots S. 34-0 E. 120.6 feet to an iron pin; thence S. 38-14 W. 71 feet to an iron pin; thence N. 41-21 W. 180 feet to an iron pin on the south side of Boyce Springs Avenue; thence with the south line of said Avenue N. 76-0 E. 96 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO-HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

This Mortgage Assigned to *Shelton Trust Co. of S. C.*
on *11* day of *June* 19 *62*. Assignant recorded
in Vol. *111* of R. E. Mortgages on Page *17*.