

MORTGAGE

OLL: F. WORTH
A. M.C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE. } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EARL HIGGINS ----- of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

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

, a corporation organized and existing under the laws of the State of South Carolina, 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 Nine Thousand Seven Hundred and no/100 ----- Dollars (\$ 9,700.00), with interest from date at the rate of five and one-fourth per centum (5-1/4 %) per annum until paid, said principal and interest being payable at the office of Aiken Loan and 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 Fifty Three and 64/100 ----- Dollars (\$53.64), commencing on the first day of January, 1963, 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 December, 19 92.

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 piece, parcel or lot of land in the City and County of Greenville, State of South Carolina, known and designated as Lot No. 11 of Maple Heights as shown on a plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book HH, page 49, and also being shown on a more recent plat prepared by R. B. Bruce, RLS, on November 2, 1962, and recorded in the RMC Office for Greenville County, in Plat Book "CCC", page 35, and having according to said recent plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Lowndes Hill Road at the joint corner of Lots Nos. 10 and 11, and running thence along Lowndes Hill Road, S. 63-33 W., 80 feet to an iron pin; thence along Oakland Drive, N. 27-45 W., 144.6 feet to an iron pin on Oakland Drive; thence N. 62-15 E., 80 feet to an iron pin, joint rear corner of Lots Nos. 10 and 11; thence with joint line of said Lots Nos. 10 and 11, S. 27-45 E., 146.4 feet to an iron pin, the point of BEGINNING.

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 Charlotte-Lenoir-Lenoir-Lenoir
on 1st day of March 1962. Assignment recorded
in Vol. 92 of R. E. Mortgages on Page 672