

# MORTGAGE

DEC 17 11 41 AM 1962  
OFFICE OF THE REGISTER OF DEEDS  
GREENVILLE, SOUTH CAROLINA

STATE OF SOUTH CAROLINA, } ss:  
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROY CHILDERS AND LOUISE CHILDERS of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Commercial Bank and Trust Company of South Carolina

, a corporation organized and existing under the laws 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 Three Hundred and No/100 Dollars (\$ 9,300.00 ), 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 The Commercial Bank and Trust Company of South Carolina in Columbia, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty Five and 80/100 Dollars (\$ 55.80 ), 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, 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 piece, parcel or lot of land, with the improvements thereon, situate, lying and being on Allendale Lane in the City of Greenville, County and State aforesaid, being shown and designated as Lot Number Thirty Four (34) on a Plat of the Property of Roy and Louise Childers by Charles F. Webb, R. L. S., dated November 13, 1962 and recorded in Plat Book CCC at page 75 in the Office of the R. M. C. for Greenville County, South Carolina, and having according to said plat the following courses and distances, to wit:

BEGINNING at an iron pin on the Southwest side of Allendale Lane at joint front corner with Lot designated L. C. (Local Commercial) as shown on the plat and running thence S. 45 - 35 W. 143.7 feet along the line of said L. C. lot to an iron pin; thence N. 44 - 25 W. 70 feet to an iron pin; thence N. 45 - 35 E. 143.5 feet along the line of Lot No. 1 to an iron pin on the Southwest side of Allendale Lane; thence S. 38 - 16 E. 47.9 feet and S. 58 - 18 E. 22.8 feet along the Southwest side of said Allendale Lane to an iron pin being the beginning corner.

BEING the same property conveyed to the mortgagors by E. L. McPherson, M. D. by deed dated September 12, 1962 and recorded in Deed Volume 712 at page 483 in the Office of the R. M. C. for Greenville County, South Carolina.

THIS Lot is subject to the restrictive covenants applicable to Green-acre Dale Subdivision as recorded in Deed Volume 460, page 61 and as amended in Deed Volume 473, page 274, Office of the R. M. C. for Greenville County, South Carolina

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.

*See prior Mortgage file of same lot.  
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