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FHA Form No. 1171
(Rev. August 1962)

CELL 11-11-11

926 Part 281

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Lowell E. Thomas of Greer, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Ratterree-James Insurance Agency

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 Fifteen Thousand Dollars (\$ 15,000.00), 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 Ratterree-James Insurance Agency in Greer, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Ninety Dollars (\$ 90.00) commencing on the first day of August, 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 July, 1968

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: Chick Springs Township, located near Pleasant Grove Baptist Church on the Northeast side of Oak Forest Drive and being shown as the greater part of lot SEVENTEEN(17) on a plat made for John H. Greer by W. S. Brockman, surveyor, dated July 16, 1957, recorded in plat book VPP page 121, Greenville County R. M. C. Office and being more specifically shown on plat of property made for Lowell E. Thomas by John A. Simmons, surveyor, Dated April 25, 1963, and having the following metes and bounds, to wit:

Beginning at an iron pin on the Northeast side of Oak Forest Drive at a point N. 38-50 W., 8.5 feet from the joint front corner of lots 16 and 17 and running thence N. 53-26 E., 179 feet to the joint rear corner of lots 16 and 17; thence W. 31-58 W., 94.8 feet to the joint rear corner of lots 17 and 18; thence S. 55-00 W., 190.8 feet to a pipe on the Northeast side of Oak Forest Drive, which is at a point 5 feet S. 38-50 E., from the joint front corner of lots 17 and 18; thence S. 38-50 E., 100 feet along the Northeast side of Oak Forest Drive 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.

For information see C. C. M. Book 1060 Page 4 p 1

*South Carolina Mortgage Co.
RECORDED*