

AUG 7 2 05 PM 1963

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MORTGAGE

AUG 7 2 03 PM 1963

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James A. Sullivan and Vivian N. Sullivan of
Taylors, 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 and No/100 Dollars (\$ 9,000.00), 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 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 Four and No/100 Dollars (\$ 54.00), commencing on the first day of September, 19 63, 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 August, 19 68.

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 certain piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, being shown and designated as Lot No. 36 of Peace Haven, Section No. 2, on a plat of the property of James A. and Vivian N. Sullivan by Charles F. Webb, R. L. S., Webb Surveying and Mapping Co., dated July 10, 1963, and recorded in Plat Book DDD, Page 145 in the Office of the R. M. C. for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Lakeside Drive at the joint front corner of Lots 36 and 37 and running thence S. 61 - 07 W. 213.2 feet along the line of division of Lots 36 and 37 to an iron pin; thence N. 12 - 15 W. 80 feet to an iron pin at the joint rear corner of Lots 38 and 39; thence N. 61 - 07 E. 231.2 feet along the line of division of Lots 35 and 39 to an iron pin on the western side of Lakeside Drive; thence S. 3 - 43 E. 84.5 feet along the western side of said Lakeside Drive to an iron pin, the beginning corner.

BEING the same property conveyed to the mortgagors by A. E. Halton by deed dated April 6, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Volume 724 at page 321.

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 new 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 *Centime Savings & Savings Bank, N.Y.*
On 31 day of March 1964. Assignment recorded
in Vol. 254 of R. E. Mortgages on Page 187