

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 931 PAGE 51

TO ALL WHOM THESE PRESENTS MAY CONCERN

AUG 7 2 12 PM '69

WHEREAS, I, Lillian Boiter

(hereinafter referred to as Mortgagor) is well and truly indebted unto P. B. McCauley

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Forty Five Hundred and no/100 - - - - - Dollars (\$ 4500.00) due and payable

\$45.00 a month beginning 30 days from date and a like amount each successive 30 days until paid in full, payments to apply first to interest and balance to principal

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid monthly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee, at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and with 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

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 52 and a portion of Lot No. 51 of West View Heights, plat of which is recorded in Plat Book G at Page 33 and having the following metes and bounds, to-wit:

BEGINNING at a point on the north side of Wilburn Avenue, the corner of property conveyed by grantor by deed recorded in Deed Book 380 at Page 513 and running thence N. 89-14 W. 133 feet; thence S. 2-41 E. 30 feet to a point on Hill Street; thence with Hill Street S. 43-30 W. 81.8 feet to the intersection of Hill Street with Wilburn Avenue; thence with Wilburn Avenue N. 46-34 W. 105.7 feet; thence still with Wilburn Avenue N. 4-04 W. 18.8 feet to the point of beginning and being all of the property conveyed to grantor by deed recorded in Deed Book 318 at Page 26 with the exception of that portion conveyed by the above mentioned deed.

Block Book Reference, 226-10-15.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate

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

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

Paid & satisfied Aug. 14, 1969.

P. B. McCauley

Witness Stanley Batson

Lucy F. McCauley

SATISFIED AND CANCELLED OF RECORD

15 DAY OF August 1969

Ollie Furnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:39 O'CLOCK A. M. NO. 3875