

MORTGAGE

FILED
GREENVILLE
DEC 10 11 53 AM 1963
BOOK 943 PAGE 81
CLERK OF COURTS

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ralph H. Rynes, Jr.

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

WHEREAS, the Mortgagor is well and truly indebted unto

Central Realty Corporation,

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 Sixteen Thousand, Five Hundred
and no/100 Dollars (\$ 16,500.00), with interest from date at the rate
of five and one-fourth per centum (5-1/4 %) per annum until paid, said prin-
cipal and interest being payable at the office of Central Realty Corporation
in Greenville, South Carolina
or at such other place as the holder of the note may designate in writing, in monthly installments of
Ninety-One and 25/100 Dollars (\$ 91.25),
commencing on the first day of February, 1964, and on the first day of each month there-
after 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 January, 1994.

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: on the southwestern side of Swanson Court, in the City of
Greenville, being known and designated as Lot No. 6 on plat of Swanson Court,
which plat is recorded in the Office of the R. M. C. for Greenville County in
Plat Book "YY", page 91 and having, according to survey made by Dalton & Neves,
Engineers, November, 1963, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwest side of Swanson Court, joint front corners
of Lots Nos. 6 and 7, and running thence along the southwest side of Swanson Court,
N. 35-55 W. 29 feet to an iron pin; thence still along Swanson Court, N. 37-40 W.
47.4 feet to an iron pin; thence still along Swanson Court, N. 56-0 W. 28.4 feet to
an iron pin, joint front corner of Lots Nos. 5 and 6; thence along the joint line of
Lots Nos. 5 and 6, S. 34-00 W. 152.4 feet to an iron pin; thence S. 66-04 E. 106 feet
to an iron pin on the line of Lot No. 7; thence along the joint line of Lots Nos. 6 and
7, N. 32-21 E. 109 feet to an iron pin on the southwest side of Swanson Court, the
point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing 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.