

FILED  
GREENVILLE CO. S.C.  
JAN 24 4 25 PM 1964  
OLLIE H. M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Elena McGill

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clarence M. Buchanan

(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 Four Hundred Twenty-Four and NO/100 Dollars (\$424.00)

Dollars (\$ 424.00 ) due and payable

Cash \$4.00 down; and a payment of \$35.00 on the first day of February 1964; and a like payment of \$ 35.00 on the first day of each and every successive month thereafter until paid in full (or a total of twelve equal payments of \$ 35.00 have been paid.)

with interest thereon from date of January 1st, 1964 at the rate of 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 purposes:

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 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:

"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, Bates Township, containing one (1) acre more or less, approximately 2 miles North of Marietta, Having the following metes and bounds to-wit:

BEGINNING at an iron pin on the Right-of-Way of G. & N. Railway, corner of Bud S. Sloan property and running thence along Sloan line, N. 76 E., 198 feet to an iron pin; corner of property formerly owned by Tester; thence with said line, S. 16 E., 271.8 feet to an iron pin, corner of Bryant property; thence along Bryant property line N. 77 1/2 W., 133.12 feet to an iron pin on Right-of-Way of G. & N. Railway; thence along said Right-of-Way, N. 46 W., 110 feet, more or less, to the point of beginning, less, however a strip of land conveyed by a former owner to Bud Buren Sloan, by deed recorded in the RMC Office in Book 569, page 467.

See also Book # 728, page 269. This also being the same property conveyed by Deed as recorded in Book 601, page 511, R. M. C. Office for Greenville County.

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.