

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO.
FEB 14 1 23 PM 1934

OLLIE T. WORTH. MORTGAGE OF REAL ESTATE BOOK 949 PAGE 71
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM I. BOUTON-

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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
FIFTEEN THOUSAND AND NO ONE-HUNDREDTHS-----Dollars (\$ 15,000.00) due and payable

one (1) year from date, with the right to anticipate payment in whole or in part without penalty,

with interest thereon from date at the rate of six per centum per annum, to be paid: annually

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, City of Greenville, on the southeastern corner of the intersection of Augusta Road and Club Drive, and being known and designated as Lot No. 65 and a portion of Lot No. 66 on plat of property of Ables and Razor, dated September 1919, and recorded in the R. M. C. Office for Greenville County in Plat Book "E" at Page 153 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Augusta Road and Club Drive and running thence along the east side of Augusta Road S. 14-38 E. 77.88 feet to an iron pin; thence N. 66-05 E. running to, with and beyond the south face of a concrete block wall 193.2 feet to an iron pin on the western edge of a 10 foot alley; thence with the western edge of said alley N. 16-38 W. 79.84 feet to an iron pin on the south side of Club Drive; thence along the south side of Club Drive S. 65-30 W. 190.3 feet to the point of beginning.

Together with all and singular rights, members, herditaments, 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.

[Handwritten notes and signatures at the bottom of the page, including names like "W. I. Bouton" and "O. T. Worth" and dates like "Feb 14 1934".]