

MORTGAGE

FILED
GREENVILLE CO. S.C.
MAY 20 12 49 PM 1964

BOOK 952 PAGE 531

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

CLERK OF COURTS
GREENVILLE, S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Louis Fenyves and Ida G. Fenyves

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

WHEREAS, the Mortgagor is well and truly indebted unto C. Douglas Wilson & Co.

organized and existing under the laws of South Carolina, a corporation 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 Twenty-Five Thousand and no/100----- Dollars (\$25,000.00), 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 C. Douglas Wilson & Co.

in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Fifty and no/100----- Dollars (\$150.00), commencing on the first day of May, 1964, 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 April, 1989.

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 piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 26 of the property of Ables and Rasor, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book E, Page 153, and having, according to a survey thereof entitled "Property of Louis and Ida G. Fenyves", by R. B. Bruce, dated March 11, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Riverside Drive at the joint front corner of Lots Nos. 25 and 26, which iron pin is 534 feet in a westerly direction from the intersection of Riverside Drive and Byrd Boulevard, and running thence with the joint line of said lots, S 20-08 E 170.1 feet to an iron pin in the joint rear corner of said lots; thence with the rear line of Lot No. 43, S 64-29 W 76.5 feet to an iron pin in the joint rear corner of Lots Nos. 26 and 27; thence with the joint line of said lots, N 19-06 W 169 feet to an iron pin in the southern side of Riverside Drive; thence with the southern side of Riverside Drive, N 63-28 E 74.4 feet to the point of beginning.

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 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.

REGISTERED AND CANCELLED OF RECORD
BY DEPT. OF REVENUE
H. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:00 O'CLOCK A. M. NOV 26 1964

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 112 PAGE 1786