

GREENVILLE CO. S. C.

APR 24 10 51 AM 1964

BOOK 956 PAGE 307

MORTGAGE

CLUE B. SWORTH
R. M. C.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Leonard F. Calvert, Jr. and Geraldine C. Calvert of Greenville, S. C., hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

C. DOUGLAS WILSON & CO.

, a corporation, organized and existing under the laws 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 Fourteen Thousand Three Hundred and No/100----- Dollars (\$ 14,300.00), 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, S. C.

or at such other place as the holder of the note may designate in writing, in monthly installments of Eighty Five and 80/100----- Dollars (\$ 85.80), commencing on the first day of June, 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 May, 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: in the City of Greenville on the southwestern side of LeGrand Boulevard and being known and designated as the major portion of Lot No. 165 of Sherwood Forest as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Pages 70 and 71 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of LeGrand Boulevard at the joint front corner of Lots Nos. 164 and 165 and running thence S. 48-53 W. 172.9 feet to an iron pin; thence N. 57-26 W. 66.8 feet to an iron pin; thence N. 26-54 E. 186.3 feet to an iron pin; thence along the southwestern side of LeGrand Boulevard S. 49-11 E. 135 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.

RECORDED AND INDEXED BY RECORD
12th
RECORDED GREENVILLE COUNTY, S. C.
APR 24 1964

FOR SATISFACTION TO THIS MORTGAGEE THE
SATISFACTION BOOK 13 PAGE 71