

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN.

BOOK 957 PAGE 145

MAY 11 4 1964  
OLLIE FARNSWORTH  
R. M. C.

WHEREAS, Claude B. Adair and Jeanette S. Adair

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Greenville, S. C., Trustee, under Agreement with Mary E. Kaminer dated September 20, 1955

(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

Five Thousand and No/100----- Dollars (\$ 5,000.00 ) due and payable in equal monthly installments of \$81.69 on the \_\_\_\_\_ day of each and every month commencing June, 1964; with payments applied first to interest, balance to principal; with the final payment due and owing six (6) years from date hereof.

and one-half (5 1/2%)  
with interest thereon from date at the rate of Five / 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, City of Greenville, on the East side of East Lanneau Drive (formerly Moseley Avenue) and being shown as all of Lot 2 on plat of Addition No. 2 to Forest Hills, prepared by Dalton & Neves, Engineers, in February, 1939, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of East Lanneau Drive, joint front corner of Lots 1 and 2; thence N. 63-47 E. 170 feet to an iron pin; thence S. 26-13 E. 75 feet to an iron pin; thence S. 63-47 W. 170 feet to an iron pin on the East side of said Drive; thence along said Drive, N. 26-13 W. 75 feet to 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.

Paid and Satisfied in Full this

the 22 day of March 1964

THE PEOPLES NATIONAL BANK  
Greenville, South Carolina

Pres. \_\_\_\_\_  
Cashier \_\_\_\_\_

Witness \_\_\_\_\_

SATISFIED AND CANCELLED OF RECORD

DAY OF \_\_\_\_\_ 1964

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT \_\_\_\_\_ O'CLOCK P. M. NO. \_\_\_\_\_