

FILED MAY 6 1964 OLLIE FARNSWORTH R. M. C.

This Mortgage made this 27 day of April 1964, between Ervin J. Howard & Faye Howard

called the Mortgagor, and Domestic Loans of Greer, Inc. hereinafter called the Mortgagee.

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of Eleven Hundred Fifty Two and no/100 Dollars (\$1152.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$48.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 27th day of May, 1964, and the other installments being due and payable on

- the same day of each month
of each week
of every other week
the and day of each month

until the whole of said indebtedness is paid.

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to him in hand by the Mortgagee at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in Greenville County, South Carolina: Ervin J. Howard, his heirs and assigns, forever: All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in 6th Neal Township, Greenville County, State of South Carolina, and bounded by lands of A.B. Brown, W.W. Edwards, and other land of Jessie J. Bramlett and containing 0.81 acre, more or less and having the following Metes and bounds:

BEGINNING at an iron pin, (said pin being 491 feet south of the intersection of the dirt road whereon the lot is located and Bramlett Rd., said dirt road being 400 feet West of the intersection of Bramlett Rd., and Rutherford Rd.,) corner of lands of Jessie J. Bramlett A. B. Brown and W. W. Edwards and running thence N 37-20 E 150 feet to an iron pin on Edwards Lake Property line; thence S 20-00 E 318 feet to an iron pin; thence S 70-00 W 127 feet to an iron pin on Brown's line; thence N 20-00 W. 236 feet to the beginning corner.

This lot of land is part of the same land conveyed to Jessie J. Bramlett by James L. Rollins, deed recorded in RMC office, Vol.225, page 220. Above land conveyed to James C. Greene, Sr. by deed of Jessie J. Bramlett, dated August 23, 1960 and recorded in Deed Book 669, page 41, RMC office for Greenville County.



Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, 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.

The Mortgagor covenants and agrees as follows:

- 1. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the building and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.
4. In case of breach of covenants numbered 2 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.

Form No. 169

Satisfied in full this the 21st. day of October, 1965. Domestic Loans of Greer Inc. Witness: Helen Harrington Harry A. Chapman By: R. L. Spencer mgr.

SATISFIED AND CANCELLED OF RECORD 21 DAY OF October 1965 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 4:20 O'CLOCK P. M. NO. 12411