

REC'D 2 00 PM 1965

Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF ~~RICKENS~~ GREENVILLE

May 8, 1964

TO ALL WHOM THESE PRESENTS MAY CONCERN: James Rochester Company, Inc.; and James Ralph Rochester and Melba Hughey Rochester, individually,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HOME BUILDING & LOAN ASSOCIATION, Easley, S. C. (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 Thirty One Thousand and no/100's -----

DOLLARS (\$ 31,000.00), with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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 ~~Rickens~~, Greenville, on the North side of U. S. Highway No. 123 and on the East side of Riverview Drive, near the City of Greenville, shown as Lot No. 137 on plat of Riverdale, made by Dalton & Neves, Engineers, July 1957, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book KK, page 107, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northeast corner of the intersection of U. S. Highway No. 123 and Riverview Drive and runs thence along the East side of Riverview Drive N. 3-21 W. 200 feet to an iron pin; thence along the South edge of a 36 foot alley N. 81-29 E. 86 feet to an iron pin; thence S. 3-21 E. 200 feet to an iron pin on the North edge of U. S. Highway No. 123; thence along the North edge of said highway S. 81-29 W. 86 feet to the BEGINNING corner; being the identical lot conveyed to James R. Rochester and Melba H. Rochester by C. E. Robinson, Jr., as Trustee, by deed dated , 1964, recorded in Book of Deeds 748, at page 188, in the office of the Register of Mesne Conveyance for Greenville County, South Carolina."

ALSO: "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, on the North side of U. S. Highway-Alternate Route No. 13, leading from Greenville to Easley, South Carolina, near Saluda River, in Greenville Township, being shown as Lots 13 and 14 on plat of property of L. A. Whitmire Estate made by W. J. Riddle, Surveyor, August 1949, recorded in the R.M.C. Office for Greenville County in Plat Book Y, page 87, said lots having together a frontage of 200 feet along the North side of said highway and running back to a depth of 200 feet on the East side, to a depth of 200 feet on the West side, and having a width of 200 feet across the rear along the South edge of a 25 foot alley; this being the identical property conveyed to James R. Rochester and Melba H. Rochester by Margaret Jennie Whitmire and Mary Sue Whitmire Peterson by deed dated , recorded in Book of Deeds 456, at page 469, in the office of the Register of Mesne Conveyance for Greenville County, South Carolina."

ALSO: "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, on the North side of U. S. Highway-Alternate Route 13, leading from Greenville to Easley, S.C. near the Saluda River, in Greenville Township, known and designated as Lot 12 on a plat of property of L. A. Whitmire Estate made by W. J. Riddle, Surveyor, August 1949, recorded in Plat Book Y at page 87, and described as follows: BEGINNING at an iron pin on the North side of U. S. Highway-Alternate Route No. 13, at joint front corner of Lots 11 and 12, and running thence along line of lot 11 N. 3-11 W. 200 feet to an iron pin on the South side of a 25 foot alley; thence along the South side of said alley S. 84-33 W. 100 feet to an iron pin; thence along line of Lot 13 S. 3-11 E. 200 feet to an iron pin on the North side of U. S. Highway-Alternate Route #13; thence along the North side of said highway N. 84-33 E. 100 feet to the BEGINNING corner; being the same property conveyed to James Ralph Rochester and Melba Hughey Rochester by deed recorded in Volume 475 at page 300 in the office of the Register of Mesne Conveyance for Greenville County, South Carolina."

(CONTINUED)

May 3, 1965
Paid and Satisfied in full
Home Building & Loan Association
By Sam D. Capell
Secy & Treas.
Witness:
Clifford J. Laddy

RECORDED AND INDEXED AS MORTGAGE
6 DAY OF *May* 1965
Allie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
9.51 INDEXED A. M. N. 30862