

JUL 15 1 03 PM 1964

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GEORGE H. FAIN and SHELBY JEAN FAIN of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

SOUTHERN MORTGAGE COMPANY

, 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 Seven Thousand Seven Hundred Fifty and No/100-----Dollars (\$ 7, 750. 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 Southern Mortgage Company in Aiken, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-Six and 50/100-----Dollars (\$ 46. 50), commencing on the first day of August, 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 July, 1989

*G.H.F.
S.J.F.*

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, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, on the Southeastern corner of the intersection of Bahan Street and Circle Drive being known and designated as Lot "A" on plat of property of Grace Alma Simmons, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book NN, page 190, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Bahan Street and Circle Drive; and running thence along the South side of Circle Drive S. 88-10 E. 91-2 feet to an iron pin; thence along the joint line of Lots A and B S. 1-50 W. 100 feet; thence N. 88-10 W. 86.6 feet to an iron pin on the Eastern side of Bahan Street; thence along the East side of Bahan Street N. 0-42 W. 100.1 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.

This Mortgage Assigned to *Flushing Fed. Sav. & Loan Assn.* on *17* day of *Aug.* 19*64*. Assignment recorded in Vol. *971* of R. E. Mortgages on Page *577*

*Paid in full and satisfied 2/26/71.
Flushing Federal Savings & Loan Assn.
Richard P. Brothers Vice President
Allen Murrain asst. Secty.
Witness Ruth H. Rooney*

SATISFIED AND CANCELLED OF RECORD
23 DAY OF *March* 19*71*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *2:01* O'CLOCK, *P.* M. NO. *22078*