

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO., S.C.

JUN 19 10 10 AM 1934

MORTGAGE OF REAL ESTATE

BOOK 952 PAGE 303

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLL L. WORTH
M.C.

WHEREAS, We, M. T. Clark and Nellie M. Clark

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mays L. Capps and Madge S. Capps

(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 Four Hundred Fifty and no/100 - - - - - Dollars (\$3450.00) due and payable

\$30.00 per month beginning thirty days from date and a like amount each month thereafter until paid in full, payments to apply first to interest and balance to principal, mortgagors reserving the right to anticipate the entire balance or any part thereof at any time without penalty

with interest thereon from date at the rate of Six (6%) 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, Cleveland Township, and being a portion of Lots 9 & 10 and all of Lot No. 11 as shown on a plat of the property of Albert Taylor, recorded in the RMC Office for Greenville County in Plat Book FF, Page 363 and having the following metes and bounds, to-wit:

BEGINNING at a point on the northerly side of an unnamed street at the joint front corner of Lots 5 & 9 and running thence with the common line of said lots N. 60-40 E. 145 feet to a point; thence a new line through Lots 9 & 10 S. 22-0 E. 201.6 feet to an iron pin in the line of Lot No. 11; thence N. 60-40 E. 108 feet to a point on the western bank of Middle Saluda River; thence N. 60-40 E. 15 feet, more or less, to a point in the center of said River; thence with the center of said River, the traverse of which is S. 15-40 E. 100 feet, more or less, to a point in the center of said River; thence S. 60-40 W. 15 feet, more or less, to a point on the western bank of said River; thence S. 60-40 W. 200 feet to a point on the northeasterly side of said unnamed street; thence with said street N. 29-20 W. 300 feet to the 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.

RECORDED AND INDEXED IN 1934
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GREENVILLE CO. S.C.