

11 22 AM 1964

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Calvin F. Teague and Anne F. Teague,

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor Calvin F. Teague and Anne F. Teague,

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Thirty Thousand and no/100 (\$ 30,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five and one-fourth (5½%) per centum per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the first day of August, 1964, and on the first day of each month of each year thereafter the sum of \$ 241.17

to be applied on the interest and principal of said note, said payments to continue up to and including the first day of June, 1979, and the balance of said principal and interest to be due and payable on the first day of July, 1979; the aforesaid monthly payments of \$ 241.17

each are to be applied first to interest at the rate of five and one-fourth (5½%) per centum per annum on the principal sum of \$ 30,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing 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 said LIBERTY LIFE INSURANCE COMPANY, its successors and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the northwesterly side of Rutherford Road (Old U. S. Highway 29), near the City of Greenville, S. C., and having according to a plat of the property of S & R Investment Co. recorded in the RMC Office for Greenville County, S. C. in Plat Book FFF, page 172, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwesterly side of the right-of-way of Rutherford Road, which iron pin is at the joint corner of the property herein conveyed and property now or formerly belonging to Fannie G. Gwinn, and running thence along the joint line of said properties N 49-46 W 380.5 feet to an iron pin on the southeasterly edge of the right-of-way of the Southern Railway; thence turning and running along the line of said right-of-way the following courses and distances: N 47-33 E 355.3 feet to an iron pin; thence N 49-18 E 300 feet to an iron pin; thence N 51-55 E 222 feet to a point within the right-of-way of Rutherford Road; thence turning and running along a line partly within the right-of-way of Rutherford Road (for a distance of 380 feet) and partly along the northwesterly edge of the right-of-way of Rutherford Road (for a distance of 520 feet) S 24-35 W 900 feet to the point of beginning.

This mortgage is given subject to the right-of-way easement given by S & R Investment Co., as owner, and Sears Roebuck & Co., as lessee, to S. C. Highway Department, dated December 18, 1960 (Road No. S-21, Docket No. 23.417.1) which easement covers a strip of the property herein conveyed lying along the northwesterly side of Rutherford Road for a distance of approximately 380 feet at the northeasterly corner of the property hereinabove described, and more particularly shown on the plat above referred to.

For satisfaction to this mortgage see Satisfaction Book 1 Page 74.

SATISFIED AND CANCELLED OF RECORD

6 DAY OF July 1971
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:16 O'CLOCK P M. NO. 459