

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 7 3 12 PM 1964

MORTGAGE OF REAL ESTATE

BOOK 964 PAGE 319

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Albert W. Bailey,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Citizens Bank

(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 Five Thousand Five Hundred Fifty and No/100-

Dollars (\$ 5,550.00) due and payable

as follows: \$65.00 on the first day of August 1964, and \$65.00 on the first day of each month thereafter until paid in full

with interest thereon from date at the rate of 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, in the Town of Fountain Inn, and on the East side of Craig Street, being shown as Lot #3 on Plat of property of George P. Wenck, made by E. E. Gary, Surveyor, June 21, 1946, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the East side of Craig Street at corner of property of J. H. Nelson and running thence with the said Nelson line, S. 83-45 E. 6.30 chains to an iron pin; thence N. 4-00 E. 85 links to an iron pin at corner of Lot 2; thence with the line of Lot 2, N. 81-45 W. 6.27 chains to an iron pin on the East side of Craig Street; thence with the East side of Craig Street, S. 2-30 W. 1.17 chains to the beginning corner.

This being the same property conveyed to the Mortgagor by deed of the said George P. Wenck bearing date of October 15, 1946, of record in the R. M. C. Office for Greenville County in Deed Book 301 at Page 29. Other reference being Greenville County Block Book 344-4-12.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 17 PAGE 329

SATISFIED AND CANCELLED OF RECORD
3 DAY OF July 1963
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:30 O'CLOCK P. M. NO. 309