

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
JUL 8 12 05 PM 1964

MORTGAGE OF REAL ESTATE

BOOK 964 PAGE 361

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GERALD M. COVINGTON AND DOROTHY COVINGTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. O. CLARY AND EULA R. CLARY

(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 Nine Hundred Seventy-three and 88/100----Dollars (\$ 5, 973. 88) due and payable

\$100.00 the 7th day of August, 1964, and \$100.00 the 7th day of each month thereafter until paid in full

with interest thereon from date at the rate of six (6) per centum per annum, to be paid: annually

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, City of Greenville, on the North side of Beechwood Avenue, shown as a part of Lot 21 on plat of Eastover made by R. E. Dalton, Engineer, July, 1920, recorded in the RMC Office for Greenville County, S. C., in Plat Book "F", at pages 41 and 42 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Beechwood Avenue, at joint front corner of Lots 20 and 21, and running thence along the North side of Beechwood Avenue, N. 71-55 W. 60 feet to an iron pin at corner of Lot now or formerly owned by S. R. Wiggin; thence with the line of said Wiggin lot, N. 20-0 E. 152 feet, more or less, to an iron pin in the rear line of Lot 21; thence S. 41-19 E. 62.25 feet to a poplar tree at corner of Lot 20; thence with the line of Lot 20, S. 18-05 W. 149 feet to the beginning corner.

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.

Satisfied and paid in full 11/11/69.

L. O. Clary

Eula R. Clary

John R. Griffin Jr. Witness

John Belk



SATISFIED AND CANCELLED OF RECORD

14 DAY OF Nov. 1969

Ullie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:29 O'CLOCK A. M. NO. 11474