

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, William H. Shearer

Greer, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Ratterree-James Insurance Agency

organized and existing under the laws of South Carolina, a corporation 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 Thirteen Thousand -----

----- Dollars (\$ 13,000.00), 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 Ratterree-James Insurance Agency in Greer, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Seventy Eight ----- Dollars (\$ 78.00), commencing on the first day of October, 19 64, 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 September, 19 89.

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: Chick Springs Township, located about one mile South from the city of Greer, South Carolina, on the north side of Benjamin Ave., and the west side of Clark Ave., and being shown as all of lot number SEVENTEEN (17) on a plat entitled "Brookhaven", made by H. S. Brockman, surveyor December 12, 1957 and amended September 1, 1959, and recorded in plat book "RR" page 41, in the Greenville County R. M. C. Office. and being shown on a more recent plat made for William H. Shearer by G. A. Wolfe, surveyor, dated July 29, 1964.

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 Southwestern Life Ins. Co.
on 11 day of Nov. 1964
in Vol. 978 of R. F. Mortgages on Page 124

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