

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

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BOOK 978 PAGE 389

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CAROLINE W. CHEVES

(hereinafter referred to as Mortgagor) is well and truly indebted unto the CALVIN COMPANY

(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

Twenty-Four Hundred and No/100----- Dollars (\$ 2400.00) due and payable

in equal monthly installments of Forty-Five and 85/100 (\$45.85) Dollars, with payments applied first to interest, balance to principal, with the first payment due and owing December 16th, 1964 and the remaining payments due and owing on the 16th day of each succeeding month with interest thereon from date at the rate of 5 1/2% 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, City of Greenville, on the West side of Byrd Boulevard, being shown as part of Lot 139 and all of Lot 140 on Revised Plat of Traxler Park, prepared by R. E. Dalton, Engineer, in March 1923, which plat is of record in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at pages 114 and 115, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Byrd Boulevard, joint front corner of Lots 138 and 139, thence along joint line of said lots, S. 66-43 W. 250 feet, more or less, to an iron pin in line of lot sold to Ethel G. Anderson; thence N. 23-17 E. 70 feet to an iron pin in line of Lot 142; thence along rear line of Lot 142, N. 66-43 E. 40 feet to an iron pin at rear corner of Lots 140 and 141; thence along said joint line, N. 29-44 E. 215.8 feet to an iron pin on the West side of Byrd Boulevard; thence with said Boulevard as the line, the following courses and distances; S. 50-00 E. 69 feet to an iron pin; S. 28-13 E. 69 feet to an iron pin; thence S. 23-17 E. 70 feet to an iron pin, 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.

*Paid and satisfied in full this the 3rd day of November 1969.
Calvin Company
By H. W. Carter Jr. a partner
Witness Patricia Pridmore
John P. Getty*

RECORDED AND CANCELLED OF RECORD
13 DAY OF Nov. 69
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:05 O'CLOCK A. M. NO. 11,442