This Mortgage Assigned to Communicial acceptance Corp. on 10 day of Nov. 1965. Assignment recorded in Vol. 1865 of R. E. Mortgages on Page 155

SOUTH CAROLINA

- - M O R T G A G E - -

800K 991 PAGE 328

AR 13 2 6 FA 1.

STATE OF SOUTH CAROLINA )
) ss.
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELLIS CARR, JR. + W.Fe Venda MAECARA, of TRAVELERS REST, SOUTH CAROLINA, hereinafter called the Mortgagor, send (s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE CITIZENS AND SOUTHERN NATIONAL BANK, a National Banking Association, chartered under the laws of the United States of America, 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 Nine Thousand Nine Hundred Thirty and 18/100----- Dollars (\$ 9.930.18 ) with interest from maturity at the rate of six per centum (6%) per annum until paid, said principal being payable at the office of Mortgagee, or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty Seven and 07/100 Dollars (\$ 57.07 ), commencing on the 8th day of each month thereafter until the principal is fully paid.

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 (3.00) 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, the following described real estate situated in the County of GREENVILLE, State of South Carolina, to wit:

All that piece, parcel or tract of land containing  $\frac{1}{4}$  acre, more or less, located in O'Neal Township, Greenville County, State of South Carolina, being a portion of the property as shown on Plat made by W. A. Hester, November 7, 1945 and being a portion of the property conveyed to us by Young Styles.

BEGINNING at an iron pin on Pine Log Ford Road 350 feet Southwest from the joint front corner of property of Grantors herein and that of Charles W.Spence and running thence South 81 West 100 feet; running thence South 9 East 150 feet to the center of Pine Log Ford Road; thence along said Road North 81 East 100 feet to the beginning corner.

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.

 $\scriptstyle\rm TO$  HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor convenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and tawful 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.

The Mortgagor covenants and agrees as follows:

- 1. That he will promptly pay the principal of the indebtedness evidenced by the said note, at the times and in the manner therein provided.
- 2. that he will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, and in default thereof the Mortgagee may pay the same; and that he will promptly deliver the official receipts therefor to the Mortgagee. If the Mortgagor fails to make any payments provided for in this section or any other payments provided for in this section or any other payments for taxes, assessments, or the

DAY OF OUGHT 1999

LIGHT STEP AND CANCELED OF REAL TO THE STEP AND CANCELED OF THE STEP AND CANCELED OF REAL TO THE STEP AND CANCELED OF THE STEP AND CAN

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 8 PAGE 24