

MORTGAGE

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

To ALL WHOM THESE PRESENTS MAY CONCERN: JAMES R. SALTZ

Greenville County, S. C. , hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC.

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 Nine Thousand Seven Hundred Dollars (\$ 9,700.00), with interest from date at the rate of five & one-fourth per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of Carolina National Mortgage Investment Co., Inc. in Charleston, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty-three and 64/100 Dollars (\$ 53.64), commencing on the first day of July, 1965, 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 June, 1995.

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:

All that lot of land in the county of Greenville, state of South Carolina, being the front portion of Lot No. 17 on plat of Cochran Heights subdivision recorded in the RMC Office for Greenville County in plat book HH at page 13 and having according to said plat and a recent survey made by C. C. Jones, Engineer, May 1965 the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Maxcy Avenue, the joint front corner of Lots Nos. 16 & 17; thence with the joint line of said lots N. 34-47 W. 136.6 feet to an iron pin, corner of Lot No. 17-A; thence with the line of said lot N. 60-04 E. 78 feet to an iron pin corner of Lot No. 18; thence with the line of said lot S. 34-47 E. 137.8 feet to an iron pin on the north side of Maxcy Avenue; thence with the north side of said Avenue S. 60-52 W. 78 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.

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 *Woodmen of the World Insurance Society* on *21* day of *Dec.* 19*65* Assignment recorded in Vol. *1018* of R. E. Mortgages on Page *145*

Witness.
Nellie M. Smith
at 3:15 P. M.
2-22-68
27393

Lien Released By Sale Under Foreclosure *22* day of *April* A. D. *1968*. See Judgment Roll No. *J-12,805*

James P. M. Swan
or MASTER