

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

AUG 2 4 15 PM 1966

TO ALL WHOM THESE PRESENTS MAY CONCERN
R. M. C.

WHEREAS, Claude McCombs,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ruth C. Aiken

(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 Thirteen Hundred Sixty-One Dollars and Twenty-Five (\$1361.25) Cents ~~due and payable~~
on or before August 2nd, 1968,

with interest thereon from ~~date~~ ^{maturity} at the rate of seven per centum per annum, to be ~~paid~~ computed and paid semi-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, ~~his~~ ^{her} successors and assigns: all my undivided three-fourths interest in and to, ~~three-fourths interest in the~~ ^{the} ~~mortgage~~ ^{mortgage},

"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, State of South Carolina, containing 8 acres, more or less, and being described as follows:

BEGINNING at a point on Staunton Bridge Road at the corner of property formerly owned by Ida Heatherly and W. R. Cason and running thence N. 48-30 W. 991 feet, more or less, to pin on line of Earle property; thence N. 81-27 W. 261 feet to pin; thence S. 24-35 W. 100 feet to pin; thence S. 35-04 E. 937 feet to point in Staunton Bridge Road; thence along said Road, N. 64-38 E. 508.7 feet to the beginning corner.

This is the same property conveyed to the mortgagor and his wife, Geneva McCombs, by deed from Helen Theodore, dated February 21st, 1964, and recorded in the R. M. C. Office for Greenville County, in Deed Book 742, at page 542. (The mortgagor's wife, Geneva McCombs, died intestate on the 9th day of September, 1964, leaving as her sole heirs and distributees, her husband, the mortgagor herein, Claude McCombs, and one child, Sylvin An McCombs, thereby vesting a total of three-fourths interest in the mortgagor).

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, ~~his~~ ^{her} 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 in full and satisfied this 1st day of July 1966.

Ruth C. Aiken

Witness - Julius B. Aiken

SATISFIED AND CANCELLED OF RECORD

1 DAY OF July 1966

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

AT 4:10 O'CLOCK P M. NO. 626