

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO., S. C.

BOOK 1006 PAGE 129

MORTGAGE OF REAL ESTATE

AUG 31 10 32 AM 1965

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLERK OF COURT
S. C.

WHEREAS, ELIZABETH O. CARPENTER

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

Thirty Two Hundred and no/100 ----- Dollars (\$ 3,200.00) due and payable

Eighty and no/100 (\$80.00) Dollars Quarterly beginning ninety (90) days from date.

with interest thereon from date at the rate of 6% per centum per annum, to be paid Quarterly.

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, and being a portion of Lots 11 and 12 as shown on a plat of the property of M. B. Leach recorded in the R. M. C. Office for Greenville County in Plat Book "A", Page 159, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of North Leach Street, said pin being 212.9 feet southwest from the intersection of Leach Street and Birnie Street and running thence S. 59-30 E., 150 feet to a point; thence S. 30-30 W., 37.5 feet to a point; thence N. 59-30 W., 150 feet to an iron pin on the southeasterly side of Leach Street; thence with said street, N. 30-30 E., 37.5 feet to the 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.

SATISFIED AND CANCELLED OF RECORD

12 DAY OF Oct. 1973

Bernie S. Tankersley

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

AT 12:58 O'CLOCK P. M. NO. 10303

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 19 PAGE 380