

MORTGAGE OF REAL ESTATE—Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

BOOK 1013 PAGE 337

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 10 9 39 AM 1968

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, CALVIN DORSEY HIGGINS and ELIZABETH LEE HIGGINS,
are
(hereinafter referred to as Mortgagor) well and truly indebted unto BERTHA C. ALLEN,

(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

Six Hundred and No/100-----Dollars (\$ 600.00) due and payable

\$20.00 one month from date and \$20.00 on the same date of each successive month thereafter until paid in full, the payments to be applied first to the interest and then to the principal,

with interest thereon from date at the rate of five per centum per annum, to be paid 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, 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, in Grove Township, being known and designated as Lot 21, Block E, Blue Sky Park as shown on a plat thereof recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book S, page 83, being made subject to restrictions applicable to Blue Sky Park and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 348, page 443, being further subject to utility easements of record, and being the same property conveyed to Bertha C. Allen by Carolina Land & Construction Co. by deed dated June 23, 1948, recorded in the R. M. C. Office for Greenville County in Deed Book 352 at page 89.

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 paid in full 6/14/68
Bertha C. Allen
Witness C. B. Robinson*

SATISFIED AND CANCELLED OF RECORD

15 DAY OF Oct. 1968

Ollie Farnsworth

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

AT 11:23 O'CLOCK A. M. NO. 9176