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BOOK 1022 PAGE 437

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Richard Luben and Dora Alice Luben

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eunice A. Baswell

(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

Four Thousand Four Hundred and no/100-----Dollars (\$ 4,400.00) due and payable

\$55.03 commencing on the 11th day of March, 1966 and a like payment of \$55.03 on the 11th day of each month thereafter until payment in full, said payments to be applied first to interest and balance to principal

with interest thereon from date at the rate of 7 $\frac{1}{2}$ per centum per annum, to be paid: monthly

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 on the southern side of Henrietta Street in the City of Greenville, State of South Carolina, being known and designated as Lot No. 3 according to a plat of property of Henrietta Park prepared by C. M. Hunter, Engineer, June 23, 1943, which said plat is recorded in the office of the R.M.C. for Greenville County, South Carolina in Plat Book "M" at Page 71, and according to said plat has the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Henrietta Street at the joint front corner of Lots 2 and 3, and running thence along the joint line of said Lots S. 00-48 E. 154.8 feet to an iron pin joint rear corner of said lots; thence turning and running along joint line of said Lots N. 00-29 W. 145 feet to an iron pin on the southern side of Henrietta Street (in old deed this course reads N. 00-48 W. which is incorrect according to plat); thence turning and running along the southern side of Henrietta Street N. 89-55 W. 60 feet to the point of beginning.

ALL that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, on the northern side of the Old Rutherford Road, about 3 miles from Greenville Courthouse and described as follows, to wit:

BEGINNING at a stake 393 feet from the northeastern corner of First Avenue and the Rutherford Road on the north side of Rutherford Road, and running thence in an easterly direction with said Rutherford Road one hundred seventy-five feet to a stake; thence N. 2 E. three hundred fifty three feet to a stake in the southern line of Lot No. 38; thence with southern line of Lot No. 38 in a westerly direction 192 feet to a stake at corner of Lots 38, 46 and 47; thence S. 5 E. 400 feet to the beginning corner on Rutherford Road, and being Lot No. 9 of the plat of "Craftstone Acres" made by W. D. Neves, for E. E. and T. C. Stone, March 1917.

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.

*Paid and satisfied this 13th day of Oct. 1970.
Eunice A. Baswell
Witness Mrs. R. J. Blackwell*

SATISFIED AND CANCELLED OF RECORD
30 DAY OF Oct 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:59 O'CLOCK P M. NO. 10360