

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

BOOK 1039 PAGE 183  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED  
GREENVILLE CO. S. C.  
AUG 22 10 17 AM 1966  
CLERK OF COURTS  
GREENVILLE, S. C.

WHEREAS, Fred G. Sutherland and Helen M. Sutherland  
(hereinafter referred to as Mortgagor) is well and truly indebted unto James Robert Hall

(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

NINETEEN THOUSAND TWO HUNDRED AND NO/100THS----Dollars (\$19,200.00) due and payable \$118.22 on the first day of each month commencing October 1, 1966; payments to be applied first to interest and balance to principal with the privilege to anticipate payment of part or all at any time, balance due September 1, 1996.

with interest thereon from date at the rate of 6 1/4 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, shown as Lot 71 on a plat entitled Westcliffe, recorded in the PMC Office for Greenville County in Plat Book "YY", at pages 168 and 169, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Westcliffe Way, joint corner of Lots 70 and 71, and running thence along said Way N. 77-45 E. 94.1 feet; thence N. 71-51 E. 30.9 feet; thence S. 9-59 E. 166.5 feet; thence S. 57-00 W. 19.3 feet; thence S. 72-33 W. 36.8 feet, thence S. 77-15 W. 64.7 feet; thence N. 12-15 W. 173.6 Feet to Westcliffe Way, the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of even date herewith to be recorded and this mortgage is given to secure payment of a portion of the purchase price.

It is understood and agreed that the mortgagors shall have the right to convey the mortgaged property upon the grantee or grantees in any such conveyance assuming the balance due on this mortgage and the note secured thereby. However, no such conveyance or assumption shall release the mortgagors of liability hereunder.

It is also agreed that the mortgagors will, in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, pay on the first day of each month until the said note is fully paid, the following sums:

- a. An amount equivalent to 1/12th of the annual hazard insurance premium, with which amount the mortgagee will pay the annual insurance premium.
- b. An amount equivalent to 1/12th of the annual property taxes and assessments, with which amount the mortgagee will pay the annual taxes and assessments.

Together with all and singular rights, members, hereditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 30 PAGE 323

SATISFIED AND CANCELLED OF RECORD  
19 DAY OF May 1975  
Jennie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 10:33 O'CLOCK 2. M. No 26842