

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

JAN 20 12 25 PM 1967

MORTGAGE OF REAL ESTATE

BOOK 1048 PAGE 471

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE F. BARNWORTH
R. M. O.

WHEREAS, St. Claire B. McLaurin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Yancy E. Pickens and Joyce K. Pickens

(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 FIVE THOUSAND FIVE HUNDRED NINETY FOUR AND 74/100
-----Dollars (\$5,594.74) due and payable

in monthly installments of \$30.00 each commencing on the first day of March, 1967, and a like payment on the first day of each month thereafter, said payments being applied first to interest, balance to principal, and with the entire balance being due and payable on or before 36 months from date

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, in Greenville Township, on the southeastern side of Cureton Street, at the southwestern corner of McCuen (formerly Mitchell Street) and Cureton Streets, being shown and designated as Lot 17 of Block E on plat of Kanatenah Subdivision, recorded in Plat Book F at page 131, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Cureton Street, at the corner of Lot 16, and running thence with the line of Lot 16, S. 25-51 E. 150 feet to point in line of Lot 8; thence with line of Lot 8, N. 56-21 E. 50.3 feet to pin on western side of McCuen Street (formerly Mitchell Street); thence with the curve of McCuen and Cureton Streets to the point of beginning.

ALSO: All that lot of land in Greenville County, State of South Carolina at the southwestern intersection of Cureton Street and McCuen Street (formerly Mitchell Street), being Lot H and a proposed street shown on a plat of Kanatenah recorded in Plat Book F at page 131, in the City of Greenville and according to a plat of the property of E. C. Owens made in January, 1948, recorded in Plat Book E at page 199 and described as follows:

BEGINNING at an iron pin at the southwestern corner of Cureton Street and McCuen Street and running thence with the western side of McCuen Street S. 21-08 W. 100 feet to an iron pin and S. 6-18 W. 92.5 feet to a point at the corner of other property of the grantee (McLaurin); thence with the line of said property (being Lot 17 of Block E), N. 9-45 W. 51 feet, N. 19-51 W. 29.1 feet, and N. 32-21 W. 73 feet to a point on Cureton Street; thence with the southern side of Cureton Street, N. 66-08 E. 113.5 feet to the beginning corner.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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ASSIGNMENT

FOR VALUE RECEIVED, we, Yancy E. Pickens and Joyce K. Pickens, hereby assign, set over and transfer unto Mann, Foster, Johnston & Ashmore, the within mortgage, without recourse.

In the Presence of:

Jane N. Richardson
Theron G. Cochran

Yancy E. Pickens
Joyce K. Pickens

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.

See Modification Agreement Enclosed Interest Rate to this Mortgage see R. E. M. Book 1150 Page 132