

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JAN 30 10 15 AM 1971
OLLIE FARMER
H. M. C.

BOOK 1049 PAGE 97

Offices of MANN BRISSEY, Attorneys at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Claude Melvin Shaw, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Atlantic & Gulf States Insurance Co., Inc., its Successors and Assigns forever:

(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 -----

Three Thousand Five Hundred and No/100----- Dollars (\$ 3,500.00) due and payable

\$70.00 on the 1st day of each and every month hereafter, commencing March 1, 1967; payments to be applied first to interest, balance to principal,

with interest thereon from _____ date at the rate of seven 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 _____

All that piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the southern side of West Boulevard and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of West Boulevard which iron pin is located S. 78-12 W. 155 feet from the southwestern corner of the intersection of West Boulevard and White Horse Road, and running thence with the south side of West Boulevard S. 78-12 W. 140 feet to an iron pin; thence S. 11-48 E. 100 feet to an iron pin; thence N. 78-12 E. 140 feet to an iron pin; thence N. 11- 48 W. 100 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by A. W. Harvey by his deeds recorded in the R. M. C. Office for Greenville County in Deed Book 338 at Page 8, and Deed Book 362 at Page 325.

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.

*Paid in full 10/30/70.
Atlantic + Gulf States Ins. Co.
By J. C. Roper Pres.
Witness T. D. West
C. Pat Rice*

SATISFIED AND CANCELLED OF RECORD
29 DAY OF Jan. 1971
Ollie Farmner
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:05 O'CLOCK P. M. NO. 17559