

MAY 26 8 59 AM 1967

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

BOOK 1058 PAGE 539

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARRIS WORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jep C. Elrod and Mary E. Elrod

(hereinafter referred to as Mortgagor) is well and truly indebted unto Calvin Company

(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 **One Thousand One Hundred Forty-Five and 18/100**

Dollars (\$ 1,145.18 ) due and payable

at the rate of Thirty Dollars (\$30.00) per month, commencing June 1, 1967

with interest thereon from date at the rate of **six** 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**, being known as **Lots Nos. 1 and 2 of the C. V. Verner Property**, prepared by John C. & J. Coke Smith, Surveyors, June 13, 1950 and described as follows:

BEGINNING at an iron pin corner of Elrod and Freeman property; thence due west 246 feet to iron pin at joint corner of Lots 2 and 3; thence along line of Lot No. 3 N 2-00 E, 253 feet 5 inches to iron pin on Elrod property; thence S. 42-02 E. 349 feet to the beginning corner.

This is the same property conveyed to the mortgagors by James E. Freeman by deed Recorded in Vol. 437, at Page 139, R.M.C. Office for Greenville County.

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.

*Handwritten notes and signatures at the bottom of the page, including a signature that appears to be "Jep C. Elrod" and other illegible text.*

RECORDED AND CANCELLED BY RECORDS  
OFFICE OF THE CLERK OF THE  
S. C. DISTRICT COURT, GREENVILLE, S. C.  
MAY 26 1967