

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. M. Caine,

hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust 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

Twenty Thousand and No/100 Dollars (\$ 20,000.00) due and payable \$391.33 on the 8th day of July, 1967 and a like amount on the 8th day of each succeeding month thereafter until paid in full, payments to be applied first to interest and balance to principal.

with interest thereon from date at the rate of 6-1/2 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, City of Greenville, on the eastern side of Cleveland Street and being known and designated as portions of Lots 3, 4, 5 and 6, according to a plat designated as Map No. 2 of Cleveland Terrace, prepared by Dalton & Neves in May, 1931, and recorded in the R. M. C. Office for Greenville County in Plat Book K, at pages 98 and 99, and being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of Cleveland Street, joint front corners of Lots 3 and 4, and running thence S. 2-53 E. 20.8 feet to the corner of Lot sold to Pickell by deed recorded in the R. M. C. Office for Greenville County in Deed Book 441, at page 379; thence N. 86-06 E. 69 feet; thence N. 78 E 71 feet; thence S. 1-35 E. to the line of Lot No. 2; thence N. 87-33 E. 64.8 feet, more or less, to an iron pin, joint rear corner of Lots 2 and 3; thence N. 5-36 E. 75 feet; thence N. 22-20 W. 140 feet; thence S. 64-48 W. 20.6 feet; thence N. 55-38 W. 69.1 feet; thence N. 12-54 W. 54.6 feet to an iron pin on University Ridge; thence along University Ridge, S. 71-50 W. 20 feet; thence S. 3-16 E. 40 feet; thence S. 44-02 W. 91.5 feet to a point on Cleveland Street; thence S. 11-48 E. 23.4 feet to an iron pin, the joint front corner of Lots 4 and 5; thence S. 10-55 E. 65 feet to an iron pin, the point of beginning.

It is the intention of the mortgagor to mortgage all of his right, title and interest in and to all of the protions of Lots 3, 4, 5 and 6 to which he has title, including any of the rights of way, easements, and reservations made by said mortgagor and subject, however, to any rights of way or easements granted by said mortgagor.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 4 PAGE 336

SATISFIED AND CANCELLED OF RECORD
20 DAY OF Dec. 19
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:18 O'CLOCK P. M. NO. 16941