

MORTGAGE OF REAL ESTATE - Offices of **MAW & BRISSEY**, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK **1075** PAGE **39**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
GREENVILLE CO. S. C.  
JAN 5 06 PM 1967  
CLLIE F. HAYNSWORTH  
R.M.S.

WHEREAS,

We, Clyde A. Cann and Helen B. Cann,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **C. E. Robinson, as Trustee under B. M. McGee Will,**

(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

Four Thousand and No/100----- Dollars (\$ 4,000.00 ) due and payable

Due and payable \$50.00 per month on the first day of each and every month hereafter commencing December 1, 1967; payments to be applied first to interest, balance to principal. Balance due and payable five years from date with the privilege to anticipate after one year. 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 northern side of Perry Avenue and being known and designated as a part of Lot No. 62 of Furman and Haynsworth Subdivision and having the following metes and bounds, to-wit:

BEGINNING at a stake on the northern side of Perry Avenue at the corner of property now or formerly of E. L. Hughes and running thence with the line of said property N. 21-50 E. 132.5 feet to a stake at the corner of property now or formerly of Elizabeth W. Pratt; thence with the line of said lot S. 69-00 E. 50 feet to a stake in the line of Lot No. 63; thence with the line of said lot S. 21-50 W. 134.1 feet to a stake on Perry Avenue; thence with the northern side of Perry Avenue N. 67-30 W. 50 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors by deed of Grace B. Williams of even date and recorded herewith.

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.

315 Jan. 79  
9:48 A 2471

SATISFACTION 64