



BOOK 1115 PAGE 47

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, the said, Alton G. and Martha T. Evatt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Finance Co.

(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, two hundred, ninety six and no/100- Dollars (\$ 1296.00) due and payable

Beginning February 25, 1969 and each month thereafter for 24 consecutive months, the amount of (\$54.00) fifty four dollars each month until the entire amount is paid in full

with interest thereon from date at the rate of seven per centum per annum, to be paid: semi-annually

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:

FOREVER:

All that lot of land situate on the north side of Tenth Street, near the City of Greenville, In Greenville County, South Carolina, in Judson Mill Village being shown as Lot No. 40 on Plat of Section 5 of Judson Mill Village, made by Dalton & Neves Engineers, February 1940, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "K", Pages 33 & 34, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the north side of Tenth Street at joint front corner of Lots 39 & 40, and running thnce along the line of Lot 39N 1-55 W-90 feet to an iron pin; thence S.88-09 W.70 feet to an iron pin; thence with the line of Lot 41 S.1-55 E.90 feet to an iron pin on the North side of Tenth Street; thence along the north side of Tenth Street N.88-09 E.70 feet to the beginning corner.

The above is the same property conveyed to the grantor by deed recorded in Deed Book 691, at Page 437.

As part of the consideration for the within conveyance the grantees assume and agree to pay the balance due on the mortgage over the above property to Aiken Loan & Security Company dated January 31, 1962 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 881 at Page 49, the balance now due and owing being \$8003.76

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.

FFC-189

Account paid in full 9/29/70.
Pickensville Finance Co.
Fred Mc Gaha Manager
Witness Sylvia H. Massingill
Joyce H. Hall

SATISFIED AND CANCELLED OF RECORD
5 DAY OF Oct 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:30 O'CLOCK A. M. NO. 8076