



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, N. GLAYDELL GOLDEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto CREDITRIFT OF AMERICA, INC.,

(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 Sixty Dollars (\$1,260.00) due and payable

at the rate of Fifty-Seven (\$57.00) Per month, first payment due and payable

on the 7th day of July 1969 and an equal amount on the same day of each and

every month thereafter until paid in full

with interest thereon from date of the rate of 7 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 and being more particularly described as Lot No. 23 as shown on plat entitled Subdivision for Abney Mills, Poinsett Plant, Greenville, South Carolina, made by Pickell & Pickell Engineers, Greenville, S. C., March 5, 1959 and recorded in the Office of the R.M.C. Office of Greenville County in Plat Book No QQ at Page 51. According to said plat the within described lot is also known as 102 Willard Street and fronts thereon 70 feet .

Said Grantor for itself, its grantees, successors and assigns hereby expressly reserves and retains.

(a) All street and roadways shown on the aforementioned plat and all water and sewer pipe lines (other than house lines), electric light, telephone and power lines, including all pipe (except house water and sewer lines) valves, fittings, hydrants, manholes, poles, wires, transformers, regulators and other apparatus and equipment which may be located on the above described property and used in connection with, or forming a part of, the water, fire protection, electric light and power distribution, communications and sewerage systems of the village located at the Poinsett Plant of the Grantor, in which the above described lot is situate.

(b) A perpetual easement in favor of the Grantor, its grantees, successors or assigns to locate and relocate along the front side or rear lines of such premises electrical, water, sewer, fire protection, gas and/or telephone facilities, including the erection of towers and poles, the stringing of wires, installation of gas, water and sewer mains and lines, hydrants, meters and all other apparatus or equipment necessary or desirable in connection with the installation and operation of any or all of said utilities, and also a perpetual easement to go upon and across said property hereby conveyed, for the purpose of maintaining, operating, repairing and/or relocating any or all electrical, water, sewer, fire protection, gas and telephone utilities as now located upon or across said property hereby conveyed or as the same may be hereafter located along the front, side or rear of lines of said premises, with the right of ingress and egress at all times for any and all as said purposes.

(c) An easement for the purpose of installing a house service line incident to the furnishing of water to the building upon said premises.

(d) A perpetual easement or right of way in favor of the Grantor, its grantees, successors or assigns, for drainage purposes in the locations and with the widths shown on the aforementioned plat with the right of entering upon such locations at any time for the purpose of constructing, maintaining, repairing and improving open drainage ditches, storm sewers, underground drainage pipe lines, mains, culverts and /or mains within the aforesaid right of way and the further right to remove tress, bushes, undergrowth and other obstructions within the aforesaid right of way, interfering with the location, construction and maintenance of said ditches, drainage pipelines, mains, culverts and /or drains.

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 herein otherwise provided. The Mortgagor further cove...

*Paid in full this 16th day of September 1969.
Credithrift of America
James A. Pierce Manager
Witness Claudette Starkey
Joyce Chapman*

SATISFIED AND CANCELLED OF RECORD

18 DAY OF Sept 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 6747