

MORTGAGE OF REAL ESTATE—Office of Land Records, Greenville, S. C. FILED
GREENVILLE CO. S. C. Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 13 10 43 AM '72
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1219 PAGE 305

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SARAH COKER BAYNE

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

ELAINE CATHCART SONGER

(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

-----Nine Thousand Five Hundred----- Dollars (\$ 9,500.00) due and payable

with interest thereon from January 4, 1972, at the rate of 5% per annum to be computed and paid monthly in installments of \$62.70, said installments to continue to be payable by the fourth day of each month thereafter until paid in full; all interest not paid when due to bear interest at same rate of principal. However, the maker of this note, which this mortgage secures, reserves the right to anticipate any portion of the outstanding balance without penalty. The maker also agrees that if the entire remaining balance is anticipated, a prepayment penalty of 2 1/2% will be due and owing, as computed on the remaining balance. 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 in Ward 2 of the City of Greenville, being known and designated as Lot No. 9 in a subdivision known as Northwood, as shown on plat thereof made by Dalton & Neves, Engineers, and recorded in the RMC Office of Greenville County in Plat Book J at oage 102, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Russell Avenue (formerly Laurel Street) at the corner of Lot No. 8, and running thence along the line of Lot No. 8, S. 73-20 E. 172.3 feet to an iron pin at the rear corner of said lot; thence along the rear line of Lots Nos. 2 and 1, S. 12-11 W. 76 feet to an iron pin; thence N. 71-19 W. 180 feet to an iron pin on the east side of Russell Avenue; thence along the east side of Russell Avenue, N. 18-2 E. 70 feet to the beginning corner.

This lot is shown on the Block Book Maps for Greenville County, South Carolina, at Sheet 35, Block 8, Lot No. 1. The Grantee is to pay all taxes for 1972.

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.

RECORDED AND INDEXED
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AT 2:11 P.M.
FOR SATISFACTION TO THE MORTGAGEE
SATISFACTION BOOK 87 PAGE 356
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