

SOUTH CAROLINA
THE COMMONS
RECEIVED

MORTGAGE

FILED
GREENVILLE CO. S. C.

JUN 19 3 41 PM '74

SCHE S. TANKERSLEY
R.M.C.

This instrument is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN

EVELYN BURTS

of Greenville County, South Carolina hereinafter called the Mortgagor, send(s) greetings:

WHEREAS the Mortgagor is well and truly indebted unto **MOLTON, ALLEN & WILLIAMS, INC.**

a corporation organized and existing under the laws of Alabama hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **ELEVEN THOUSAND FIVE HUNDRED FIFTY AND 10/100** Dollars (\$ 11,550.00), with interest from date at the rate of **eight & three-fourths** per centum (8 3/4 %) per annum until paid, said principal and interest being payable at the office of **MOLTON, ALLEN & WILLIAMS, INC.** in Birmingham, Alabama

or at such other place as the holder of the note may designate in writing, in monthly installments of **NINETY AND 83/100** Dollars (\$ 90.83), commencing on the first day of **August** 1974, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **July, 2004.**

NOT KNOWN ALL MEN. That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of **Greenville** State of South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, in Gantt Township being known and designated as Lot No. 208, according to plat of Section A of the Property of Woodfields, Inc., a subdivision located on the southwestern side of Augusta Road, which plat was made by Piedmont Engineering Service on August 27, 1969, and which plat is recorded in the RMC Office for Greenville County in Plat Book W at page 75 and having, according to said plat, the following notes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Fox Hall Road at the joint front corner of Lots No. 207 and 208 and running thence along the line of Lot No. 207, S. 60-42 E., 170 feet to an iron pin on a branch; thence with said branch as the line, S. 73-53 W., 95.3 feet to an iron pin at the rear corner of Lot No. 209; thence with the line of Lot No. 209, N. 60-42 W., 101 feet to an iron pin on Fox Hall Road; thence with Fox Hall Road, N. 29-13 E., 70.0 feet to the beginning corner.



Together with all and singular the rights, members, appurtenances, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons who may ever lawfully claim the same or any part thereof.

The Mortgagee covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Payment is required to pay the debt in whole or in an amount equal to the monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, and the Mortgagee shall have the right to exercise such preference as given at least thirty days in advance.

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