

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GRANTED FILED
NOV 10 3 12 PM '80
509 R.M.C.
HARRIS
HARRIS

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. John Cureton and Hattie Cureton

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

Percy D. Seward

(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

Two Thousand, Five Hundred and No/100-----Dollars (\$ 2,500.00) due and payable

In twenty-four equal monthly payments of One Hundred, Fifteen and 36/100 dollars (\$115.36). Payments are to be made on or before the 15th of the month, due on the 1st day of each month at Carolina Federal Savings & Loan Association of Greenville, SC Account Number 1-00-121110, in the name of Seward.

with interest thereon from July 1, 1980 at the rate of 10.00% 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.

ALL that piece, parcel, or lot of land in the State of South Carolina, County of Greenville, in Greenville Township, in the city of Greenville, on the northeast side of Oscar Street, being shown as Lot No. 28 on plat of Shumate Lands recorded in the R.M.C. Office of Greenville County in Deed Book " " at page , and being shown as Lots Nos. 7 and 8, Block 2, Page 53 in the City Block Book, and Having, according to said Block Book, the following metes and bounds:

BEGINNING at a stake on the Northeast side of Oscar Street and running thence in a northeasterly direction 104 feet, more or less, to a stake; thence in a northwesterly direction 66.7 feet, more or less, to a stake; thence in a southwesterly direction 110 feet, more or less, to a stake on Oscar Street; thence with the Northeast side of Oscar Street in a southeasterly direction 69.5 feet, more or less, to the beginning corner; being the same property conveyed to me by J. B. Moore as shown by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1094 at page 25 on December 19, 1978.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

RECORDED
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DOCUMENTARY
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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.

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