

25-3162
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
FILED
MAY 16 1962
GREENVILLE S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 890 PAGE 175

WHEREAS, We, CARL C. LEDFORD and VELMA LEDFORD

(hereinafter referred to as Mortgagor) is well and truly indebted unto DELTA CONSTRUCTION COMPANY, INCORPORATED

(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 SEVEN HUNDRED FOUR and 60/100

----- Dollars (\$ 1,704.60) due and payable at the rate of \$28.41 per month for sixty (60) consecutive months, commencing on the 22nd day of June, 1962 and the 22nd day of each month thereafter until the entire balance is paid in full

with interest thereon at the rate of ~~XXXXXX~~ per annum, to be paid without interest until such time as the entire balance is due and payable, from that date at 7% per annum. 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 place, 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, designated as Lot No. 68 of Village of Mills Mill with the following metes and bounds:

Beginning at an iron pin on the north side of Ligon Street at the joint front corners of Lots No. 68 and 69 and running North 65-51 E., 130 feet to an iron pin at the joint rear corners of Lots No. 68 and 69; thence S. 31-45 E. 91.4 feet to an iron pin; thence S. 62-00 W 135 feet to an iron pin; thence No. 28-19 E 100 ft. along Ligon Street.

ASSIGNMENT

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

WHEREAS, the undersigned DELTA CONSTRUCTION COMPANY, INCORPORATED is the mortgagee to the mortgage hereto. This mortgage is hereby assigned to PEOPLES NATIONAL FUND, INCORPORATED, its successors or assigns, without recourse for consideration received.

DATED: This 8th Day of May, 1962.

WITNESSED:

DELTA CONSTRUCTION COMPANY, INC.

Sherry Page

A. J. Piro

Charlotte Lucas

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, 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.

Attest:
Ollie Farnsworth
6649 R.M.C.
at 10:30 A.M.

Here Released By Sale Under
Percolator 31st
M.D. 64
No. 1825
E. Sumner