

SEP 11 11 05 AM 1962
900 PAGE 583

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, E. E. SAMS

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

(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 and No/100 - - - - - Dollars (\$ 2,000.00) due and payable

in quarterly installments in the sum of \$125.00 each on the principal, plus interest on the unpaid principal balance with the first quarterly installment becoming due ninety (90) days from date

with interest thereon from date at the rate of six and one-half (6 1/2%) per centum per annum, to be paid quarterly.

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, in Oaklawn Township, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of a bridge spanning a certain branch, and running thence in a westerly direction 418 feet to an iron pin; thence in a southerly direction 418 feet to an iron pin; thence in an easterly direction, 418 feet to an iron pin in the center of a certain road; thence in a northerly direction following the center of said road 418 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by Deed of W. T. Singleton, dated March 26, 1962 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 695 at page 109.

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 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.

Paid and satisfied in full this 11th day of September 1962

RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C. SEP 11 1962