

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

GREENVILLE CO. S.C.
MAR 2 11 27 AM 1963

915 Plat 159

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Eunice R. Cuson, of Greenville County, State Of South Carolina.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Malcolm W. Carter,

(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 (2,900.00)

Three Thousand Nine Hundred and No/100-----Dollars (\$ 3,900.00) due and payable in one lump sum three years from date,

with interest thereon from date at the rate of 6% per centum per annum, to be paid: in one payment.

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, Gantt Township, on the Western side of Knox Street, known and designated as Lot No. 71 of Glendale Heights as shown on a plat thereof recorded in the R. M. C. Office For Greenville County in Plat Book "KK", at Page 143.

This a portion of the property conveyed to Ruby A. Burger by deed of James E. Arrewood on July 13, 1958 and recorded in Volume 702, Page 329.

As a portion of the consideration of the former conveyance Malcolm W. Carter agreed to assume the mortgage indebtedness of \$5,310.00 on the above property, as evidenced by a mortgage executed by Ruby A. Burger therein to Ada Bridwell and recorded in R. E. M. 896, Page 36.

Together with all and singular rights, members, herditaments, 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 5/25/67

Malcolm W. Carter

Witness - D. E. Darnell

M. W. Hill

SATURDAY AND CALENDAR FOR THE YEAR 1967

29 May 1967

Ollie Parnsbeth

R. M. C. Office For Greenville County

1049 A. 29060