

JUL 19 4 52 PM 1963
MORTGAGE

928-497

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John H. Mongoven and Cora B. Mongoven,
Greenville, S. C., hereinafter called the Mortgagor, send(s) greetings

WHEREAS, the Mortgagor is well and truly indebted unto
Cameron-Brown Company

a corporation organized and existing under the laws of the State of North Carolina, 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 Seventeen Thousand Two Hundred and no/100 Dollars (\$ 17,200.00), with interest from date at the rate of five and one-quarter per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of Cameron-Brown Company in 900 Wade Avenue, Raleigh, North Carolina, or at such other place as the holder of the note may designate in writing; in monthly installments of One Hundred Three and 20/100 Dollars (\$ 103.20), commencing on the first day of September 19 63, 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 August 19 88.

NOW, KNOWS 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 with the buildings and improvements thereon, lying and being on the northeasterly side of East Montclair Avenue (formerly Fairview Avenue) in the City of Greenville, S. C., being shown as Lot No. 17 on the plat of Addition to Highland Terrace, as recorded in the RMC Office for Greenville County, S. C. in Plat Book L, page 49, said lot fronting 98.3 feet on the northeasterly side of East Montclair Avenue, and having a depth of 166.4 feet along the northwesterly side, a depth of 165 feet along the southeasterly side, and being 123.5 feet across the rear.

Together with all and singular the rights, members, hereditaments, 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 the 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 whomsoever lawfully claiming the same or any part thereof.

The Natl. Life & Accident Ins. Co.
12 Oct 1966 976