

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

NOV 24 11 33 AM 1964

MORTGAGE OF REAL ESTATE

BOOK 979 PAGE 263

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LOTTIE K. CROUT

(hereinafter referred to as Mortgagor) is well and truly indebted unto M & C REALTY 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

-----NINE HUNDRED NINETY NINE AND 81/100----- Dollars (\$999.81-----) due and payable \$85.00 the 20th day of December, 1964, and \$85.00 the 20th day of each month thereafter, with the balance to be due and payable the 20th day of November, 1965

after maturity
with interest thereon ~~to be paid~~ at the rate of six (6%) per centum per annum, to be paid:

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, Greenville Township, near the Augusta Road on the south side of an unnamed street near the City of Greenville, being known and designated as Lot No. 60 of Augusta Court as shown on plat thereof made by R. E. Dalton, C. E. in April, 1923, which plat is recorded in the RMC Office for Greenville County in Plat Book F, Page 124, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the south side of a 50 foot unnamed street at the corner of Lot No. 59 and running thence with the line of said lot, S. 39-20 E. 173.6 feet to an iron pin joint rear corner of Lot Nos. 66 and 67; thence along the rear line of Lot No. 66, S. 51-20 W. 59.83 feet to a point in the rear line of Lot No. 63; thence with the rear lines of Lot Nos. 63, 62 and 61, N. 39-18 W. 178 feet to an iron pin on said unnamed street; thence with the southern side of said unnamed street, N. 55-30 E. 60 feet to the beginning corner.

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 & Satisfied in full
this 29th July 1965
M & C Realty Company
By: Fred H. McDonald
President*

Mary Helen Albright

SATISFIED AND CANCELLED OF RECORD

12 DAY OF *Aug.* 1965
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT *2:45* O'CLOCK *P.* M. NO. *4878*