

STATE OF SOUTH CAROLINA

MAY 7 3 49 PM 1962

BOOK 889 PAGE 297

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE A. NEWBORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James C. Shular

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

(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 Nine Hundred Forty and 53/100 Dollars (\$ 1,940.53) due and payable

Payable in twenty-four monthly payments of \$80.86 each beginning June 4, 1962.

with interest thereon from date at the rate of 6 per centum per annum, to be paid in advance

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, Oaklawn Township, that certain tract of land

known as tract No. 5 in the division of the lands of the estate of the late Josephine Walker.

The said tract of land contains eighteen (18) acres, more or less, being situated in Oaklawn Township, State and County aforesaid, adjoining lands of H. P. Beam, also Tracts No. 4 and No. 6 of the said division, a plat of this dated (March 22, 1938) made by W. F. Adkins and B. F. Wingington, will more fully describe the lands conveyed.

Said plat to be recorded in the R. M. C. Office, State and County aforesaid, in Book at page

The above tract, piece, parcel or lot of land was conveyed to Grantor by deed by Wm. Walker, et al, and said deed is of record in R. M. C. Office, State and County aforesaid in Vol. 206, page 365.

This property is shown in the County Block Book at Sheet 604.6, Block 1, Lot 16.

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.

The obligor, J. C. Shular, has acknowledged the foregoing to me, J. C. Shular, Jr., Clerk of Court, Greenville, S. C.

SATISFIED AND CANCELLED OF RECORD
PAYED
R. M. C. FOR GREENVILLE, S. C.
J. C. SHULAR, JR., CLERK OF COURT