

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF **Greenville** } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Ruth W. Byers,**
Greenville, South Carolina,

WHEREAS, the Mortgagor, ~~well and truly indebted unto~~ **The South Carolina National Bank of Charleston**
(Columbia Branch)

organized and existing under the laws of **South 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 **Twenty-four Hundred and no/100** Dollars, (\$**2,400.00**), with interest from date at the rate of **four and one-half** per centum (**4 1/2** %) per annum until paid, said principal and interest being payable at the office of **The South Carolina National Bank of Charleston (Columbia Branch)** in **Columbia, S.C.**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Eighteen and 36/100** Dollars (\$ **18.36**), commencing on the first day of **December** 19 **40**, 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 **November**, 19 **55**.

NOW, KNOW 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 situate, lying and being on the South side of Rogers Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 31 on plat of the Perry property, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book I, at page 33, and having, according to said plat, and a recent survey made by A. Newton Stall October 9, 1940, the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Rogers Avenue at joint corner of Lots No. 30 and 31, said pin being 150 feet east from the southeast corner of the intersection of Rogers Avenue and Belmont Drive, and running thence with the south side of Rogers Avenue, N. 83-55 E. 50 feet to an iron pin, joint front corner of Lots No. 31 and 32; thence with Lot No. 32, S. 5-50 E. 150 feet to an iron pin; thence S. 83-55 W. 50 feet to an iron pin; thence with the line of Lot No. 30 N. 5-50 W. 150 feet to the beginning corner.

This is the identical property conveyed to Ruth W. Byers by deed of Bert M. Perry, as Trustee, dated July 10, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 223 at page 396.

Ruth W. Byers

To

The South Carolina National Bank of Charleston (Columbia Branch)

For value and without recourse, The South Carolina National Bank of Charleston (Columbia Branch) hereby assigns, sets over and Transfers unto the RFC Mortgage Company, Charlette, N. C., or order, the within mortgage and the note which it secures.

IN WITNESS WHEREOF The South Carolina National Bank of Charleston (Columbia Branch) has caused these presents to be signed by Jas. J. Robb, its Vice-President, and its seal to be affixed this 29th day of November 1940.

Signed, Sealed and Delivered in the Presence of:

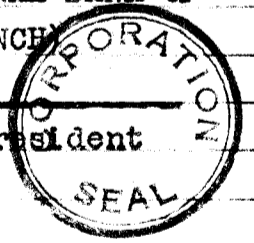
Josephine Sutherland

C. W. Hines

THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (COLUMBIA BRANCH)

By Jas. J. Robb

Vice-President



Assignment recorded this 30th day of November, 1940. at 9:00 A. M. #16873.

This Mortgage Assigned to The Granatun Natl. Bank & Trust Co. on 11th day of July 1944. Assignment recorded Bronxville, N.Y. in Vol. 230 of R. M. C. Mortgages on Page 280.....# 12493

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, and all of the property hereinbefore mentioned is hereinafter referred to as "mortgaged property."

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants with the Mortgagee that Mortgagor is lawfully seized in fee of the mortgaged property; that said property is free from all encumbrances and liens whatsoever, except

that Mortgagor has a good and legal right to sell and convey the same to Mortgagee; and that Mortgagor will warrant and defend the title to said property to Mortgagee forever against the claims and demands of any person or persons whomsoever, and if Mortgagee shall bring or defend any action to protect or establish any of its rights hereunder, the Mortgagor will pay all costs and expenses, including reasonable attorney's fees, all of which shall be added to the indebtedness secured hereby.