

FILED
GREENVILLE Co. S.C.

MORTGAGE

FEB 25 11 04 AM 1950

OLLIE FARMER, JR.
REC'D.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

James F. Bunch
of
Greenville, S. C. , hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Liberty Life Insurance Company

, a corporation organized and existing under the laws of the State 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 Nine Thousand and No/100 - Dollars (\$ 9,000.00), with interest from date at the rate of four and one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of Liberty Life Insurance Company in Greenville, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty-six and 97/100 - - - - - Dollars (\$ 56.97), commencing on the first day of April , 19 50, 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 March , 19 70.

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 Northeast side of Longview Terrace in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 1 on plat of Forest Heights recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book P, page 71 and having according to said plat and a recent survey made by A. C. Crouch, Engineer, February 24, 1950, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northeast side of Longview Terrace, said pin being 160 feet in a Southeasterly direction from the Southeast corner of the intersection of Longview Terrace and East Faris Road, and running thence N. 64-30 E. 130 feet to an iron pin; thence S. 33-47 E. 78.2 feet to an iron pin; thence along the line of Lot 2, S. 57-45 W. 131.9 feet to an iron pin on the Northeast side of Longview Terrace; thence along the Northeast side of Longview Terrace N. 31-57 W. 91.7 feet to the beginning corner.

This mortgagor covenants that until the mortgage has been paid in full he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color or creed. This covenant shall be binding upon the mortgagor and his assigns and upon the violation thereof the mortgagee may, at its option, declare the unpaid balance of the mortgage immediately due and payable.

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.