

MORTGAGE

7/12 3 1111

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MELL V. DEAN of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

KING DEVELOPMENT COMPANY

organized and existing under the laws of GEORGIA, a corporation, 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 TWO THOUSAND NINE HUNDRED SEVENTY-TWO & 68/100 Dollars (\$2,972.68), with interest from date at the rate of Six per centum (6%) per annum until paid, said principal and interest being payable at the office of KING DEVELOPMENT COMPANY in THOMSON, GEORGIA

or at such other place as the holder of the note may designate in writing, in monthly installments of \$26.37 commencing on the 1st day of November 1956 and on the 1st day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest shall be due and payable on the 1st day of August 1973, as hereinafter shown.

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 improvements thereon, situate, lying and being near the City of Greenville in the County of Greenville, State of South Carolina, on the south side of Collinson Road in a subdivision known as Sylvan Hills, being known and designated as Lot No. 80 of said subdivision and being described according to a plat prepared by the Piedmont Engineering Service, Greenville, S. C., dated June, 1948, entitled "Sylvan Hills, near Greenville, S. C.", and recorded in R.M.C. Office for Greenville County, S. C., in Plat Book "S" at Page 103, and to which plat reference is hereby made for a more complete description of the property herein and hereby granted.

This mortgage is made expressly subject to a prior mortgage covering the hereinabove described property made by Knox-Carolina Homes to Aiken Loan & Security Company, dated June 30, 1949 and recorded in Book 432 at Page 295 the aforesaid records, to secure a note in the original amount of \$6,250.00 and on which there is a present outstanding balance of \$4,727.32.

The aforesaid note of \$2,972.68 is due and payable in monthly installments as follows: (a) in the amount of \$26.37 each beginning on November 1, 1956 and continuing on the 1st day of each month to and through October 1, 1958; (b) thence in the amount of \$11.37 each beginning on November 1, 1958 and continuing on the 1st day of each month thereafter to and through January 1, 1970; and (c) thence in the amount of \$60.00 each beginning on February 1, 1970 and continuing on the 1st day of each month thereafter until the entire principal and interest on said note are paid in full, except that the final installment, if not sooner paid, shall be due and payable on August 1, 1973.

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 good right and lawful authority to sell, convey, or encumber the same, and that the

In testimony whereof...

Mell V. Dean
1956