

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SAMUEL R. TRAUB

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

AIKEN LOAN & SECURITY 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 Twenty One Thousand Six Hundred Dollars (\$21,600.00), with interest from date at the rate of Five & one-half per centum (5½%) per annum until paid, said principal and interest being payable at the office of Aiken Loan & Security Company in Florence, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Thirty Two and 84/100 ----- Dollars (\$ 132.84), commencing on the first day of June, 1961, 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 May, 19 86

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 lot of land with the buildings and improvements thereon, situate at the Northwest corner of the intersection of Arbutus Trail and Lockwood Avenue, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 49 on plat of Section A of Elletson Acres, made by Woodward Engineering Company, September 1955, recorded in the RMC Office for Greenville County, S. C. in Plat Book EE, page 161, and having according to said plat and a recent survey made by R. K. Campbell on April 19, 1961, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Arbutus Trail at joint front corner of Lots 48 and 49, and runs thence with the line of Lot 48, N. 6-15 W. 211 feet to an iron pin in the center of the old run of a creek; thence along the center of the old run of Creek, N. 59-42 E. 76.4 feet to an iron pin on the West side of Lockwood Avenue; thence along the West side of Lockwood Avenue, S. 13-32 E. 179 feet to an iron pin; thence with the curve of Lockwood Avenue and Arbutus Trail (the chord being S. 22-34 W. 32.7 feet) to an iron pin on the North side of Arbutus Trail; thence with the North side of Arbutus Trail, S. 58-40 W. 84.7 feet to the beginning corner.

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

The Assignment Dec. 11, E. M. Book 856 Page 151