

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

NOV 13 2 45 PM 1963

MORTGAGE OF REAL ESTATE

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TO WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARMER
R. M. C.

WHEREAS, HAROLD L. MCABEE AND MARY V. MCABEE

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. M. ROSE AND E. C. ELLIOTT

(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

NINE HUNDRED SIXTY AND NO/100-----Dollars (\$ 960.00) due and payable

\$10.00 the 10th day of December, 1961, and \$10.00 the 10th day of each month thereafter through the 10th day of July, 1962, and thereafter \$50.00 the 10th day of August, 1962, and \$50.00 the 10th day of each month thereafter until paid in full

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

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, being known and designated as Lot No. 61 of Section 3, Lockwood Heights, of Greenville County, South Carolina, on a plat made by C. C. Jones, Civil Engineer, April, 1961, and recorded in the RMC Office for Greenville County in Plat Book XX, Page 11, and having the following metes and bounds, to-wit:

BEGINNING at a point 100 feet north of the Southern Railway right-of-way, the joint southern corner of Lot Nos. 61 and 62 and running thence along the joint lines of said two lots N. 35-00 E. 176.8 feet to the joint corner of said two lots on the southern edge of Saran Drive; thence N. 55-00 W. 85 feet along the southern edge of said Saran Drive to a point; thence S. 44-29 W. 192.9 feet to a point; thence S. 61-31 E. 117.5 feet to the beginning corner.

Together with all and singular rights, members, herditaments, 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 for any part thereof.

in full & satisfied
28th day of May, 1963
Rose & Elliott
SEAL

SATISFIED AND CANCELLED OF RECORD
28th DAY OF May 1963
Ollie Farmer
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:30 O'CLOCK A.M. NO. 32558

Wesley Rose

paid in full & satisfied my
interest May 2, 1963

E. C. Elliott

Witness to signature:

H. & S. Davis, Jr.
Greenville, S. C.

Wesley Rose