

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A. HAROLD GIBBS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

HOWARD ANDERSON

FILED
GREENVILLE CO. S.C.
FEB 5 5 05 PM 1962
OLLIE R. W. SMITH

(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 TWENTY TWO THOUSAND, FIVE HUNDRED AND NO/100ths Dollars (\$ 22,500.00) due and payable

as set forth in said note,

with interest thereon from date at the rate of 5 3/4 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, in the city of Greenville, designated as Lot No. 15 on a plat of Knollwood Subdivision recorded in the R.M.C. Office for Greenville County in Plat Book EE at page 75, located on the South side of Seminole Drive, and having the courses and distances shown on said plat.

The mortgagor hereby agrees to keep in force and to pay the premium on a fire insurance policy of not less than \$22,500.00 and to pay all city and county taxes on said property and to furnish upon request evidence that taxes and insurance have been paid. Failure to pay the taxes and insurance by the mortgagor shall be a default in this mortgage.

Together with all and singular rights, members, hereditaments, 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 or any part thereof.

Paid and Satisfied in full this 20th day November 1962

Howard Anderson

Witness:

B. O. Thomason, Jr.

SATISFIED AND CANCELLED OF RECORD
20th DAY OF November 1962
Walter Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:26 O'CLOCK P. M. NO. 14945