

MORTGAGE

GREENVILLE CO. S. C.

JAN 11 4 24 PM 1963

OLLIE F. NORTH
R.M.C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } 88:

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES E. DURHAM

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

WHEREAS, the Mortgagor is well and truly indebted unto AIKEN LOAN & SECURITY COMPANY

, 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 Fourteen Thousand Four Hundred ----- Dollars (\$ 14,400.00), with interest from date at the rate of five & one-fourth per centum (5 1/4 %) 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 Seventy-nine and 63/100 ----- Dollars (\$ 79.63), commencing on the first day of March , 19 63 , 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 February , 19 93 .

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 in the county of Greenville, state of South Carolina, known and designated as Lot No. 45 on plat of Coleman Heights recorded in the RMC Office for Greenville County, S. C., in plat book KK at page 29 and having according to said plat and a recent survey made by R. K. Campbell, Engineer, January 2, 1963 the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the north side of Alta Vista Circle, the joint front corner of Lots 44 & 45; thence with the joint line of said lots N. 10-32 E. 327.8 feet to an iron pin on the south side of a 20 foot alley; thence with the southeast side of said alley N. 68-0 E. 227.1 feet to an iron pin; thence N. 74-0 E. 54.6 feet to an iron pin; thence turning with the southwest side of said alley S. 38-30 E. 74.2 feet to an iron pin corner of Lot No. 46; thence with the line of said lot S. 68-0 W. 201.2 feet to an iron pin; thence turning and continuing with the line of said lot S. 1-20 E. 295 feet to an iron pin on the north side of Alta Vista Circle; thence with the curve of the north side of said Street S. 87-02 W. 100 feet to a point; thence continuing N. 76-56 W. 100 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 premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

This Mortgage Assigned to Ollie F. North
on the day of Jan 19 63. Assignment recorded
in Vol. 911 of R. E. Mortgages on Page 121