

FILED
GREENVILLE CO. S. C.
JUL 10 2 25 PM 1963
OLLIE I. SIMMONS
R. M. C.

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Hubert H. Dover

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lois H. Laws

(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

Five thousand five hundred and No/100----- Dollars (\$ 5,500.00) due and payable

A cash payment of \$500.32 on June 17, 1963 and the balance payable in 72 consecutive monthly payments of \$69.44 each beginning on July 1, 1963 a payment of \$69.44 and a like payment on the 1st day of each and every successive month thereafter until paid in full.

Interest to be paid annually in addition to regular monthly payments. with interest thereon from date at the rate of 5% per centum per annum, to be paid: Annually

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, Cleveland Township, known as and being a part of the land conveyed to C. C. Robinson by Deed recorded in Book 343, page 431. (See Book 652 page 351) Said tract of land lying situate and being on the West side of Highway #276 about 1 mile North of the Post Office in Marietta, S. C. and opposite the intersection of Hart Cut Road. Being more fully described according to survey and plat made by J. C. Hill L.S. 805 on May 24, 1960, with the following metes and bounds to wit:

BEGINNING on a iron pin, joint corner with Ed Laws, formerly Truesdale, property and running thence with Highway #276 Right of Way, S. 19-30 E. 122 Ft. to iron pin; thence S. 78-30 W. 111.6 Ft. to iron pin; thence N. 10-10 W. 117.4 ft. to iron pin; thence N. 75-58 E. 91.2 ft. to the beginning corner.

Also with this title to Real Estate I, Lois H. Laws, do hereby convey with all and singular the rights and title of ownership to Hubert H. Dover, his heirs and assigns forever, the following: All the store fixtures, including

- 1 - Model 62 DS, Hill Meat Counter
- 1 - 2 Section, top Coca Cola Drink Box
- 1 - Burroughs Cash Register
- 1 - Simpson Scales

Plus all counters, shelving and any other fixtures within the building with the exception of Property belonging to the Humble Oil Company (Esso), Pet Ice Cream Co. and Southern Saw Service: and also all Merchandise within the building.

(Purchase Money 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, whosoever lawfully claiming the same or any part thereof.

For Satisfaction see R. C. M. Book 1095 Page 296

WITNESSED AND EXECUTED ON BEHALF OF THE MORTGAGOR
17 DAY OF June, 1963
Ollie Simmons
R. M. C.
11:22 a. 32, 415