

MORTGAGE JAN 22 4 32 PM 1964

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

OLLIE FANN SWORTH
R. M. C.

To ALL WHOM THESE PRESENTS MAY CONCERN:

James G. McDuffie

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

WHEREAS, the Mortgagor is well and truly indebted unto
Central Realty Corporation

, 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 thirteen thousand and three hundred and no/100 ---- Dollars (\$ 13,300.00), with interest from date at the rate of five and one-fourth per centum (5 and 1/4 %) per annum until paid, said principal and interest being payable at the office of Central Realty Corporation in Greenville, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of seventy-three and 55/100 ----- Dollars (\$ 73.55), commencing on the first day of March, 19 64, 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 94.

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 of that certain lot of land with the buildings and improvements thereon on Yown Road in the County of Greenville, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 11 as shown on plat of Property of Talmer Cordell recorded in the R. M. C. Office for Greenville County in Plat Book "PP" at page 175, and having the following metes and bounds:

BEGINNING at an iron pin on Yown Road at the joint front corner of Lots Nos. 11 and 12, and running thence along the joint line of said lots, N. 11-45 W. 277.1 feet to an iron pin; thence S. 86-19 W. 80 feet to iron pin at the joint rear corner of Lots Nos. 10 and 11; thence with the joint line of Lots Nos. 10 and 11, S. 11-45 E. 279.1 feet to iron pin on Yown Road; thence along Yown Road, N. 85-10 E. 80 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.