

MORTGAGE

FILED
GREENVILLE CO. S. C. 800K 952 PAGE 253

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

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES C. ANDERSON and GENEVIEVE W. ANDERSON of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
CAMERON-BROWN COMPANY

, a corporation organized and existing under the laws of the State of North 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 Eight Thousand Seven Hundred Fifty and No/100 ----- Dollars (\$ 8,750.00), with interest from date at the rate of Five and one-fourth per centum (5-1/4 %) per annum until paid, said principal and interest being payable at the office of Cameron-Brown Company, 900 Wade Ave.

in Raleigh, North Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-eight and 39/100 ----- Dollars (\$ 48.39), commencing on the first day of May, 1964, 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 April, 1994.

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 with improvements situate on the Southern side of Lermann Drive in Gantt Township, Greenville County, South Carolina, shown and designated as Lot No. 13 on a plat of Section 2 of Fairfield Acres dated January, 1956, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book FF, Page 459 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Lermann Drive at the joint front corners of Lots Nos. 13 and 14 and running thence along the Southern side of Lermann Drive S. 87-35 E., 80 feet to an iron pin; thence with the curve of the intersection of Lermann Drive with Paper Mill Road, the chord of which is S. 42-48 E., 28.3 feet to an iron pin; thence with the Northwestern side of Paper Mill Road S. 36-41 W., 129.1 feet to an iron pin; thence N. 87-20 W., 27.2 feet to an iron pin; thence with the common line of Lots Nos. 13 and 14 N. 2-25 E., 126.6 feet to an iron pin, 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.

Handwritten notes and signatures at the bottom of the page, including names like "E. L. Jones" and "R.M.C."