

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 16 3 28 PM 1966

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

BOOK 1038 PAGE 291

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William G. McCuen and Anne K. McCuen

(hereinafter referred to as Mortgagor) is well and truly indebted unto St. James Episcopal Church

(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

Seventy Five Hundred and No/100-----Dollars (\$7,500.00) due and payable
~~XXXXXX from date and \$2,500.00 thereafter on the next two successive 90 days~~

as stated in said note

with interest thereon from date at the rate of six per centum per annum, to be paid:

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:

Lot 1:

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, State of South Carolina, situate at the southwestern corner of the intersection of Buncombe Street and Lloyd Street, in the City of Greenville, being shown as Lot 1 on Plat of Property of Eliza Powell, recorded in Plat Book C at Page 16, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Buncombe Street and Lloyd Street, and running thence along the southern side of Lloyd Street, S. 56-03 W. 138.5 feet to pin at corner of Lot 2; thence with line of Lot 2, S. 32-30 E. 60 feet to pin; thence N. 56-03 E. 138.5 feet to pin on Buncombe Street; thence with the southwestern side of Buncombe Street N. 32-20 W. 60 feet to the point of beginning.

Less, however, a strip taken from the front portion of said lot for the purpose of widening Buncombe Street.

Lot 2: ALSO,

ALL that lot of land in the County and State aforesaid, being the major portion of Lot 3 as shown on the above mentioned plat, and described as follows:

BEGINNING at an iron pin on the southeastern side of Lloyd Street, at the joint front corner of Lots 2 and 3, and running thence with the southeastern side of Lloyd Street S. 56-03 W. 65 feet to pin; thence S. 33-54 E. 183.5 feet to pin; thence N. 56-03 E. 60 feet to pin; thence N. 32-20 W. 183.5 feet to the point of beginning.

Lot 3: ALSO,

ALL that other lot of land in the County and State aforesaid, on the southeastern side of Lloyd Street, in the City of Greenville, and described as follows:

BEGINNING at a stake on the southeastern side of Lloyd Street, and running thence N. 55½ E. 62 feet; thence S. 33 7/8 E. 183 feet; thence S. 55½ W. 70 feet; thence N. 33 7/8 W. 97 feet; thence N. 55½ E. 8 feet; thence N. 33 7/8 W. 86 feet to the point of beginning.

Also, all grantor's right, title and interest in and to a joint driveway 10 feet in width and 86 feet in length between the last described lot and property lying immediately southwest thereof, said right of way being fully described in deeds recorded in Vol. 35 at Page 259 and Vol. 49 at Page 204.

The above described property is the same conveyed to the grantor by the following deeds: Vol 19, page 190; Vol 408, page 340; & Vol 771, page 55.

Together with all and singular rights, members, herditaments, 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 in full and satisfied this 15th day of March 1967. St. James Episcopal Church By Ben J. Cothran Junior Warden witness - Robert A. Clay

16 DAY OF March 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:38 O'CLOCK P. M. NO. 22173

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