

STATE OF SOUTH CAROLINA - GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

FILED
FEB 19 12 33 PM 1969
CLDIE F. HUGHES
R. M. C.

MORTGAGE OF REAL ESTATE BOOK 1117 PAGE 409

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, M & C REALTY COMPANY

(hereinafter referred to as Mortgagor) is well and truly indebted unto GLADYS H. SIMMONS

(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 FORTY-TWO THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$42,500.00) due and payable

Ten Thousand Six Hundred Twenty-Five and No/100 Dollars (\$10,625.00) on the 14th day of February, 1970, and Ten Thousand Six Hundred Twenty-Five and No/100 Dollars (\$10,625.00) on the 14th day of each February thereafter until paid in full

with interest thereon from date at the rate of Six and one-half (6-1/2%) 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, situate, lying and being on the west side of Broadus Avenue, and being known and designated as Lot No. 5, Block 1, of Boyce Addition, as shown on a plat thereof, recorded in the R. M. C. Office for Greenville County in Plat Book A at Pages 90 and 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Broadus Avenue at the joint front corner of Lots No. 4 and No. 5 of Block 1, and running thence along Broadus Avenue S. 15-15 E. 100 feet to an iron pin, joint front corner of Lots No. 5 and No. 6; thence S. 76-45 W. 220 feet to an iron pin, in the line of the property of Christ Episcopal Church; thence N. 15-15 W. 100 feet to an iron pin; thence N. 76-45 E. 220 feet to an iron pin, the point of beginning.

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.

SATISFIED AND CANCELLED OF RECORD
15 DAY OF FEB. 1971
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:07 O'CLOCK P. M. NO. 20112

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 17 PAGE 27