

MORTGAGE

STATE OF SOUTH CAROLINA,

COUNTY OF **Greenville** }

SS:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Greenville, S. C.

Alba J. Fair

of

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Southeastern Life Insurance Company,

a corporation

organized and existing under the laws of
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
Three Thousand & No/100

South Carolina

Dollars (\$ **3,000.00**)

), with interest from date at the rate of **four and one-half**

percentum (**4½** %) per annum until paid, said principal and interest being payable at the office of **Southeastern Life Insurance Company**

in **Greenville, S. C.** or at such other place as the holder of the note may designate in writing in monthly installments of **Eighteen & 99/100**

Dollars (\$ **18.99**) commencing on the first day of **August**, 19 **41**, 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 **July**,

19 **61**.

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 certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the East side of Beatrice Street, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 30 on Plat No. 1 of Amilla Park, made by Dalton & Neves, Engineers, December, 1927, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G, at page 225, and having, according to said plat and a recent survey made by R. E. Dalton, July 12, 1941, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the East side of Beatrice Street, joint front corner of Lots Nos. 30 and 31, said pin also being 70 feet in a Southerly direction from the Southeast corner of the intersection of Beatrice Street and Flora Avenue, and running thence with the line of Lot No. 31, N. 67-48 E, 206.4 feet to an iron pin on the West side of a 20 feet alley; thence with the West side of said alley, S. 21-27 E. 70 feet to an iron pin, joint rear corner of Lots No. 29 and 30; thence with the line of Lot No. 29, S. 67-48 W. 199.3 feet to an iron pin on the East side of Beatrice Street; thence with the East side of Beatrice Street, N. 27-18 W. 70 feet to the beginning corner.

Being the same property conveyed to the mortgagor herein by deed dated March 5, 1941, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 232, at page 111.

W. E. Dalton
Leora
SATISFIED AND CANCELLED
DAY OF *July*
R.M.C. FOR GREENVILLE COUNTY, S.C.
AT 10:30
1945

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all 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.