

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLIE FARRISWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, C. S. Maclin and Etta Maclin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southeastern Fund, a Corporation

(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 Eight Thousand Nine Hundred Thirty and 40/100-----

----- Dollars (\$8930.40) due and payable

\$148.84 beginning on the 15th day of January, 1963 and \$148.84 on the 15th day of each month thereafter until the full amount is paid.

maturity

with interest thereon from 3% at the rate of SEVEN per centum per annum, to be paid monthly

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, in Gantt Township, being known and designated as Lot No. 12 as shown on plat of Section 2, of Greenfields recorded in the R. M. C. Office for Greenville County in Plat Book "y", at page 34, and being more particularly described according to a recent survey prepared by J. C. Hill as follows:

BEGINNING at an iron pin in the west side of Gilman Avenue, at the joint front corner of Lots 12 and 13, and running thence with the joint line of said lots, S. 78-40 W. 113.4 feet to an iron pin in the eastern side U. S. A. F. Railroad spur track right of way; thence with said right of way N. 17-22 W. 90.4 feet to an iron pin in the southern side of a 6 foot drainage easement; thence with said easement N. 74-0 E. 119.6 feet to an iron pin in the western side of Gilman Avenue; thence with said Avenue, S. 11-37 E. 42.8 feet to an iron pin; thence still with said Avenue, S 14-47 E. 57.2 feet to the point of beginning.

This being that same property conveyed to me by E. Inman Master on May 8, 1959 by deed recorded in the R. M. C. Office for Greenville County in Deed Book 623, at Page 376.

ALSO: All that certain piece, parcel or lot of land, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 178 of plat of property of Augusta Acres, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "S", page 201, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a stake on the northern side of Henderson Avenue, 375 feet west from Chatham Drive at the corner of Lot No. 117; thence N. 1-56 W. 257.3 feet to a stake; thence S. 86-52 W. 100.4 feet to a stake at corner of Lot No. 179; thence S. 1-56 E. 248.4 feet to a stake on Henderson Avenue; thence with the northern side of Henderson Avenue S. 88-04 E. 100 feet to the point of beginning.

This being that same property conveyed to me by Harry B. Luthi on July 28, 1959 by deed recorded in the R. M. C. Office for Greenville County in Deed Book 631, at Page 488.

Together with all and singular rights, members, hereditaments, 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.

This Mortgage Assigned to North South Land Reclamation Corp.
By day of Feb. 1963. Assignment recorded
Vol. 1222 of R. E. Mortgages on Page 81

12 Jan. 66
Olie Farnsworth
2:50 P. 20504

12 Jan.
J-6112
E. Inman
attest
Nellie M. Smith
Reputy