

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS

FILE BOOK 908 PAGE 375
GREENVILLE CO. S. C.
NOV 26 2 03 PM 1962

OLLIE FANNING WURTH
R.M.C.

WHEREAS, American Mortgage & Investment Company, a Corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Otis Byars and Iris J. Byars, their Heirs and Assigns forever:

(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

Sixteen Thousand and No/100----- Dollars (\$ 16,000.00) due and payable

\$177.64 on the 1st day of each and every month until paid in full, commencing December, 1962; payments to be applied first to interest, balance to principal; with privilege to anticipate payments at any time,

with interest thereon from date at the rate of Six 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

All those pieces, parcels or lots of land, situate, lying and being in Cleveland Township, Greenville County, State of South Carolina, in a subdivision known as Wonderland Range as follows:

The following lots shown on plat of Wonderland Range recorded in the R. M. C. Office for Greenville County in Plat Book "BB", at Page 29: Lots 12, 14, 19, 20, 21, 22, 23, 25, 30A, 31, 33, 36A, 39, 44, 47, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 73, 74, 75, 76, 82A, 83, 84, 88, 94, 105B, 106A, 107, 110, 112, 113, 114, 115, 116, 117, 126, 127, 128, 136, 146, 146A, 149, 163 and 169.

The following lots shown on revised plat of Lot 168 of Wonderland Range recorded in the R. M. C. Office for Greenville County in Plat Book "II", at Page 151: Lots 4 through 46, inclusive, and Lots 48 and 49. Lot 42 is subject to a 20-foot easement for road purposes.

The following lots shown on revised plat of a portion of Wonderland Range recorded in the R. M. C. Office for Greenville County in Plat Book "PP", at Page 177: Lots 72A, 73A, 74A, 75A and 76A.

The following lots shown on revised plat of Lot 77 of Wonderland Range recorded in the R. M. C. Office for Greenville County in Plat Book "PP", at Page 177: Lots 3, 4, 5, 6, 7 and 8.

Also all water taps and water rights heretofore conveyed to Mortgagor.

The above is the same property conveyed to the Mortgagor by the Mortgagees by their deed of even date and recorded herewith. This is a purchase money mortgage.

The mortgagees agree to release any lot or lots hereinabove described from the lien of this mortgage upon the payment to them of the sum of \$250.00 for each lot to be so released.

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.