

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
To All Whom These Presents May Concern:

Whereas: We, Coleman L. Francis and Gladys E. Francis,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Calvin Company, in care of the Peoples National Bank of Greenville, S. C.,

(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 THREE THOUSAND and NO/100-----Dollars (\$ 3,000.00---) due and payable \$150.00 every ninety days, the first payment due ninety days from date, payments to be applied first to interest, then to principal,

with interest thereon from date at the rate of six (6) per centum per annum to be paid quarterly

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, aliened, 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, Greenville Township, being known and designated as Lot No. 79, Section 6, Dupree Mill Village, as appears on plat recorded in the R. M. C. Office for Greenville County in Plat book 3 at pages 173-177 inclusive, also known as No. 7 Allen Street, and fronts thereon 57 feet. For a more complete description of said lot, reference to above-mentioned plat is hereby made.

This being the same property conveyed to mortgagors by deed recorded in the R. M. C. Office for Greenville County in Volume 277, Page 52.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 and Satisfied in full this the 2nd day of September 1964,
Calvin Company in care of the Peoples
National Bank of Greenville, S.C.
By Helen J. Cochran
authorized signature*

*Wit:
Kenneth J. Brannon
Judy S. Rogers*

SATISFIED AND CANCELLED OF RECORD
3rd DAY OF Sept. 1964
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY S. C.
AT 3:52 O'CLOCK P.M. NO. 7080