



MORTGAGE OF REAL ESTATE - SOUTH CAROLINA

This Mortgage

made this 4th day of February 19 69, between

RAY P. McCUEN

called the Mortgagor, and BRICK HOMES, INC., hereinafter called the Mortgagee

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of Eighteen Thousand Eighty-four and 60/100 Dollars (\$.....), with interest from the date of maturity of said note at the rate set forth therein, due and payable as ~~set forth in the promissory note~~ as set forth in said note.

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to him in hand paid by the Mortgagee at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in Greenville County, South Carolina:

All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina as shown on a plat prepared by C. O. Riddle, Surveyor, April 13, 1966, said property being more fully described as follows:

BEGINNING at an iron pin on the northern side of a county road and running thence along line of property now or formerly owned by John Brown N. 21-30 E. 219.4 feet to an iron pin; thence running along line of other property of George S. Rainey, S. 29-19 E. 240.1 feet to an iron pin on the northern side of a county road; thence running along the said county road S. 83-30 W. 100 feet to an iron pin; thence continuing along the said county road N. 80-30 W. 100 feet to the point of BEGINNING.

Being the same property conveyed to Ray P. McCuen by deed from George S. Rainey, dated August 2, 1966, and recorded in Book 812 at page 452 in the office of the Clerk of Court for Greenville County, South Carolina.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, 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.

The Mortgagor covenants and agrees as follows:

1. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the buildings and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.
4. In case of breach of covenants numbered 2 and 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.

This Mortgage Assigned to *Seaboard Home Acceptance Co.* on *11* day of *March* 19 *69*. Assigned ~~to~~ in Vol. *1119* of R. E. Mortgages on Page *472*.

SATISFIED AND CANCELLED OF RECORD 15TH DAY OF NOV 1983

Hannibal Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:00 O'CLOCK A. M. NO. 15835

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 83 PAGE 226