

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

895 Page 501

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Horace R. McMahan,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul L. Matthews, his Heirs and Assigns forever;

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Thirty Seven Hundred and No/100----- Dollars (\$ 3700.00) due and payable

\$50.00 on the 1st day of each and every month hereafter, commencing

August 1, 1962; payments to be applied first to interest, balance to principal with the privilege to anticipate payments at any time,

with interest thereon from July 1, 1962 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 Greenville County, State of South Carolina, on the northeastern side of Congaree Road and being known and designated as a portion of Lots Nos. 5 and 6 on plat of Property of Althea E. Pate, prepared by W. J. Riddle, June 1941, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Congaree Road at the joint front corner of Lots Nos. 4 and 5 and running thence along the center line of said Road, S. 46-30 E. 200 feet to a point; thence along the joint line of Lots Nos. 6 and 7, N. 45-00 E. 344 feet, more or less, to the southwestern side of the right-of-way of U. S. Highway No. 1-385; thence along said right-of-way line in a northwesterly direction 200 feet, more or less, to a point in the joint side line of Lots Nos. 4 and 5; thence along the joint side lines of said lots, S. 45-00 W. 344 feet, more or less, to the point of beginning.

The above is the same property conveyed by the mortgagee to the mortgagor by his deed of even date and recorded herewith.

This is a purchase money mortgage.

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.

Satisfied and cancelled this 1st day of December, 1965.

Paul L. Matthews

Witness:

*Rebecca A. Daniel
John P. Mann*

ATTESTED AND CANCELLED OF RECORD
THIS 3rd DAY OF Dec. 1965

Ollie Jarnsworth
R. E. C. FOR GREENVILLE COUNTY, S. C.

3:11 P.M. NO. 16678