

MORTGAGE MAY 14 3 00 PM 1963

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF

OLLIE FARNSWORTH
R. M. C.

To ALL WHOM THESE PRESENTS MAY CONCERN:

Greenville, South Carolina, Henry A. Kowalewski of
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Commercial Bank and Trust
Company of South Carolina

, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Nine Thousand Five Hundred and No Hundreds Dollars (\$ 9,500.00), with interest from date at the rate of Five and One Fourth per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of The Commercial Bank and Trust Company of South Carolina in Columbia, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty Four and 03/100 Dollars (\$ 64.03), commencing on the first day of June, 1963, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May, 1983

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the City of Greenville, on the south side of Perry Avenue, as shown on a plat of the property of Henry A. and Mary L. Kowalewski by Charles F. Webb, R. L. S. dated April 23, 1963 and recorded in Plat Book "CCC" at page 179 in the Office of the R. M. C. for Greenville County and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Perry Avenue at a fence post, which point is 320.5 feet from the west side of Willis Street and running thence S. 21 - 18 W. 219.3 feet to an iron pin; thence N. 66 - 40 W. 101 feet to an iron pin; thence N. 20 - 30 E. 208.5 feet to an iron pin on the south side of Perry Avenue; thence S. 72 - 45 E. 103.5 feet along the south side of Perry Avenue to the beginning corner.

BEING the same property conveyed to the mortgagor by deed from Hazel B. Cleveland, et. al., dated May 31, 1962 and recorded in Deed Volume 699 at Page 231 in the Office of the R. M. C. for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

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

Handwritten notes on the right margin:
The person mentioned in the deed is
supposed to be the same as the person mentioned in the deed
dated 5-31-62