

FILED
GREENVILLE CO. S. C.

BOOK 954 PAGE 417

APR 7 10 56 AM '64 MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN: M. F. GROOMS, JR., AND MAXINE C. GROOMS

of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CENTRAL REALTY CORPORATION

, 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 FIFTEEN THOUSAND AND NO
ONE-HUNDREDTHS ----- Dollars (\$ 15,000.00), with interest from date at the rate
of five and one-quarter per centum (5 1/4 %) per annum until paid, said prin-
cipal and interest being payable at the office of Central Realty Corporation
in Greenville, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of
NINETY AND NO ONE-HUNDREDTHS ----- Dollars (\$ 90.00),
commencing on the first day of June, 19 64, and on the first day of each month there-
after 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, 1989

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 the improvements
thereon, situate, lying and being in the City and County of Greenville, State of South
Carolina, shown and designated as Lot No. 15 of Block "M" on a plat of the O. P. Mills
Property, recorded in the R. M. C. Office for Greenville County in Plat Book "C" at
Page 176, and having the courses and distances shown on said plat.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing 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.

SEARCHED AND CANCELLED OF RECORD

DAY OF _____ 1964

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT _____ M. NO. _____