

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED
SEP 3 11 45 AM 1964
GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 964 PAGE 111

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Mary Ellen Covington,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. G. Leatherwood

(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

Fifteen Hundred and no/100 - - - - - Dollars (\$1500.00) due and payable

One (1) year after date, with the right of anticipation,

with interest thereon from date at the rate of five per centum per annum, to be paid: semi-annually

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 Greenville, Greenville Township, situate at the southeast intersection of Watts Avenue and Jones Avenue, in the City and County of Greenville, S. C., and more particularly described as follows:

BEGINNING at said point of intersection of the aforesaid avenues and runs thence along the east side of Jones Avenue, S. 1-18 W., 63 feet; thence S. 89-08 E., 150 feet; thence N. 1-18 E., 63 feet to Watts Avenue; thence along said Avenue, N. 89-08 W., 150 feet to the beginning corner, and being Lot No. 19 of the W. C. McDaniel property as shown on plat recorded in Plat Book "H", Page 102, and being the same lot conveyed to Ellen Crain by Helen B. McDaniel, individually and as Executrix of the Estate of W. C. McDaniel, as Guardian for Carroll McDaniel; Nora Camille McDaniel, individually, by deed dated June 23, 1944, recorded in the R.M.C. Office for Greenville County in Deed Book 265 at Page 9, and being the same property conveyed to me by my mother, Ellen Crain, by deed dated March 4, 1964, and recorded in the R.M.C. Office for Greenville County in Deed Book _____ at Page _____.

Together with all and singular rights, members, herditaments, 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.

Paid in full and satisfied this 9th day of September 1964.

J. G. Leatherwood

Wit:

Jewell L. Payne

Paul Montjoy

RECORDED AND CERTIFIED OF RECORD
9th DAY OF Sept. 1964
Ellie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:40 O'CLOCK A.M. NO. 7610