

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE S. C. BOOK 964 PAGE 503
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Gertrude A. Files, formerly Gertrude A. Davenport,

(hereinafter referred to as Mortgagor) is well and truly indebted unto William C. Hammond

(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

One Thousand Eight Hundred and No/100-----Dollars (\$ 1,800.00) due and payable

Due and payable \$65.00 on the first day of each and every month hereafter commencing August 1, 1964; payments to be applied first to interest, balance to principal, with the privilege to anticipate payments at any time.

with interest thereon from date 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 Greenville on the southeastern corner of the intersection of Sandy Road with an unnamed County Road, near the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 83, on a plat of Donaldson Heights, recorded in Plat Book KK at Page 17, being more particularly described and shown on the plat of the property of G. Walton Darby prepared by R. W. Dalton dated March 1958 according to said plat being more particularly described as follows:

BEGINNING at an iron pin at the southeastern corner of the intersection of Sandy Road with county road, and running thence with said county road S. 77-30 E. 129.1 feet to an iron pin, front corner of Lot No. 82; thence with the line of said lot, S. 12-30 W. 175 feet to an iron pin; thence with the line of Lot No. 84, N. 77-30 W. 57.3 feet to an iron pin on the eastern side of Sandy Road; thence with the eastern side of said road, N. 9-56 W. 189.5 feet to the beginning corner.

The above is the same property conveyed to me by deed recorded in the R. M. C. Office for Greenville County in Deed Book 618, Page 473.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 14 PAGE 315

SATISFIED AND CANCELLED OF RECORD

2 DAY OF March 1973
Walter D. Van Rosten

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

AT 10:38 O'CLOCK A. M. NO. 24665