

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OCT 23 11 43 AM '76
DONNIE S. TANKERSLEY
R.M.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Victor D. Cubitt and Katie L. Cubitt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pat C. Lowe

(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 Hundred ----- Dollars (\$ 100.00 --) due and payable

with interest thereon from October 20, 1975 the rate of _____ per centum per annum, to be paid: October 20, 1976

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, known and designated as Lot No. 10 of City View as shown on plat recorded in the RMC Office for Greenville County in Plat Book A, at Pages 460 and 461, and having, according to said plat, the following metes and bounds, to-wit;

BEGINNING at an iron pin on YMCA Street, 100 feet from the southwest corner of Summitt Street and YMCA Street, and running thence along the line of Lot No. 9 N. 89½ S. 150 feet to a ten foot alley; thence along said alley, S. 0-30 W. feet to an iron pin at corner of Lot No. 11; thence with line of Lot 11, S. 89½ E. 150 feet to an iron pin on YMCA Street; and thence with YMCA Street, N. 0-30 E. 50 feet to the beginning corner.

This conveyance is made subject to any and all existing reservations, easements rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat or on the premises.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all 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.

RECORDED

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