

JUN 27 2 54 PM 1963

926 425

MORTGAGE

GREENVILLE COUNTY, SOUTH CAROLINA

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAHLON E. WATERS and **MARGARET L. WATERS** of Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

CAMERON-BROWN COMPANY

organized and existing under the laws of North Carolina, a corporation 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 Four-Hundred Fifty and no/100----- Dollars (\$9,450.00), 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 Cameron-Brown Company, 900 Wade Avenue in Raleigh, North Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty-Two and 26/100----- Dollars (\$52.26), commencing on the first day of August, 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 July, 1993.

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 lot of land with improvements on the northeastern side of Elberta Street in Chick Springs Township, Greenville County, South Carolina being shown and designated as Lots Nos. 31, 32 and 33 of Block E of Buena Vista Subdivision on a Plat thereof made by W. N. Willis, Engineer, dated April 4, 1949, revised April 29, 1949, recorded in the R. M. C. Office for said County and State in Plat Book "W", at pages 11 and 29, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Elberta Street at the joint front corner of Lots Nos. 30 and 31, and running thence N. 73-08 E. 173.3 feet to an iron pin; thence S. 13-17 E., 105.3 feet to an iron pin; thence S. 73-08 W. 166.7 feet to an iron pin on the northeastern side of Elberta Street; thence along said side of Elberta Street, N. 16-52 W., 105 feet to an iron pin, the beginning corner.

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 Mortgagee 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.

This Mortgage Assigned to *Duffalo Savings Bank*
on *22* day of *July* 19 *63*. Assignment recorded
in Vol. *935* of R. E. Mortgages on Page *497*