

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED

NOV 7 1961 A.M.

MORTGAGE OF REAL ESTATE

873 Plat 391

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, Thomas D. Evans and Luther C. and Ida Mae Evans his: Ollie Farnsworth
(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance Company - 160 W. North Street,
Greenville, S. C.

(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 Three Hundred Sixty-Eight and NO/100*****
*****Dollars (\$ 1368.00) due and payable
Monthly 24 payments at \$57.00

with interest thereon from date at the rate of 6 per centum per annum, to be paid:

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, Bates Township, about three miles north of
Travelers Rest, S. C. on the western side of U. S. Highway No. 276, the same being known and
designated as all of Lot 54 and a part of Lot 55 on a plat of the property of the Nannie K. Hunt Es
Estate made by H. L. Dunahoo, Surveyor, dated November 15 & 16, 1961, and recorded in the R.M.C.
office for Greenville County in Plat Book AA, at page 134, and described as follows:

BEGINNING at a point on the western side of Gilreath Street, the joint front corner of Lots
53 and 54 on said plat, and running thence, S. 63-30 W. 200 feet to a point, joint rear corner
of Lots 53 and 54; thence S. 26-15 E. 150 feet to a point; thence N. 63-30 E. 200 feet to a point
on the western edge of Gilreath Street; thence along the western edge of Gilreath Street, N. 26-15
W. 150 feet to the beginning corner; being the same property conveyed to me by Arthur Lyday by
deed dated October 7, 1952 and recorded in the R.M.C. office for Greenville County in Vol. 164,
at page 246.

The grantee is to pay taxes the year 1954, said taxes having been pro-rated as of this date.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.

Handwritten notes at the bottom of the page.