

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 22 12 51 PM 1962

MORTGAGE OF REAL ESTATE

BOOK 882 PAGE 363

OLLIE FARNOW TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, Doris B. Neece and Leroy Neece

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance Company

(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 Eight-hundred-sixteen and no/100-----

Monthly 24 @ 34.00

Dollars (\$ 816.00) due and payable

with interest thereon from date at the rate of ----- 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, being shown as Lots Nos. 3, 11, and 12 on a plat of property of W. H. McGaha recorded in Plat Book F, at page 33 in the R. M. C. Office for Greenville County, S. C., and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern corner of Honour Street and Cobb Street, an running with the northeastern side of Honour Street N. 56-00 W. 134.3 feet to an iron pin at the corner of Lot No. 2; thence with line of Lots Nos. 1 and 2 N. 51-20 E. 108 feet to an iron pin at the north end of an 8 foot alley; thence with the northeastern side of said alley, N. 56-00 W. 115 feet to an iron pin on Scott street; thence with the southeastern side of Scott Street N. 51-20 E. 50 feet to an iron pin at the corner of Lot No. 4; thence with the line of said lot S. 56-00E. 115 feet to any iron pin the line of Lot No. 10; thence with line of said lot S. 51-30 E. 31.3 feet to an iron pin; thence continuing with line of Lot No. 10, S. 51-30 E. 126 feet to an iron pin on Cobb Street; thence with the northwestern side of Cobb Street S. 48-30 W. 114.8 Feet to the beginning corner.

This being the property conveyed to the grantor by three deeds recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 428, Page 58; Book 595, Page 389 and Deed Book 618, Page 323. This being the same property.

This being the same property conveyed to grantor by a deed recorded in the R. M. C. Office for Greenville County in Deed Book 690, Page 62.

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

Wit:
H. Melan Burrell.

Paid. 7-23-62.

Sterling Finance Co.
100 West North St. Greenville, S.C.
W. C. Godshall, Manager

23 July 62
Ollie Farnsworth
R. M. C. 2849.