

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

APR 26 12 14 PM 1962 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE W. NORTH
R.M.C.

WHEREAS, We, George P. & Geneva Porter, of the County & State aforesaid

(hereinafter referred to as Mortgagor) is well and truly indebted unto Beauty-Guard Manufacturers of Upper South Carolina, a corporation

(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 and Seventy-five and no/100 ----- Dollars (\$ 175.00) due and payable Ten (\$10.00) Dollars per month commencing one month from date with a like payment on the same day of each succeeding month until paid in full with payments to be applied first to interest and then to principal.

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, Greenville Township, on the Southern side of Hammett Road near the City of Greenville, being shown as Lots Nos. 7 and 16 on Plat of the Estate of Clarence Goldsmith, made by Dalton & Neves, Engineers, in June, 1929, recorded in Plat Book H at Page 148, and described as follows:

BEGINNING at a stake on the Southern side of Hammett Road, corner of Lot No. 8, and running thence with line of Lots Nos. 8 and 17, S. 40-43 E. 213-2 feet to stake on the Northern side of a 20 foot street, thence with the Northern side of said Street, N. 56-58 E. 45.4 feet to stake, corner of Lot No. 15; thence with line of Lots Nos. 15 and 16, N. 40-43 W. 219.2 feet to stake on Hammett Road thence with the Southern side of Hammett Road, S. 49-17 W. 45 feet to the beginning corner.

Lot No. 16 is the same conveyed to George P. Porter by G. Dewey Oxner by deed dated April 28, 1938, recorded in Book of Deeds 201 at Page 495 and Lot No. 7 being the same conveyed to George P. Porter and Alberta Porter by G. Dewey Oxner by deed dated March 14, 1934, recorded in Book of Deeds 167 at page 232, and said Alberta Porter having died intestate, her interest was conveyed to George P. Porter by E. Inman, Master, by deed dated September 8, 1941, recorded in Book of Deeds 237 at Page 122, and by the other heirs by deed dated August 29, 1941, recorded in Book of Deeds 237 at Page 116.

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.