

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
GREENVILLE CO. S. C.

APR 24 2 28 PM 1963

OLLIE F. WORTH  
R. M. C.

WHEREAS, We, William F. McDonald and Velma W. McDonald

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

Standard Home Improvement Co. Inc.

(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

Three Thousand Nine Hundred Nine and 06/100 Dollars (\$ 3909.06 ) due and payable

in fifty four ( 54 ) consecutive monthly installments of \$ 72.39 each. The first installment due and payable on the 10th day of June, 1963.

with interest thereon from ~~date~~ maturity at the rate of 7 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, on the south side of Rogers Avenue, and according to a plat of the property of the grantors by Dalton and Neves, dated January, 1958, having the following metes and bounds, to - wit: Beginning at an iron pin on the south side of Rogers Avenue and North Parkins or Tindal Road, and running thence S. 0-21 E. 148.7 feet to an iron pin; thence N. 83-55 E. 93.5 feet to an iron pin; thence N. 5-50 W. 148 feet to an iron pin on the south side of Rogers Avenue; thence with the south side of said Rogers Avenue, S. 83-55 W. 79.3 feet to an iron pin, the point of the beginning, being the same property conveyed to grantors herein by deed of Marie B. McKinney dated January 31, 1958 and recorded in the R.M.C. Office for Greenville County in Deed Book 592 Page 107.

ASSIGNMENT

April 23, 1963

For value received, we do hereby assign, transfer and set over to U. S. Finance Company Inc., the within mortgage and the note which it secures.

Witness Jane Alexander  
Witness Robert H. Dover

Standard Home Improvement Co. Inc.  
R. Franklin Alham  
President

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