

OCT 10 9 30 AM 1963

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ella Foster Thompson

(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

One thousand nine hundred three and 80/100 Dollars (\$ 1903.80) due and payable
in sixty (60) consecutive monthly installments of \$31.73 each.

The first installment due on December 1, 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, known as No. 16, Block "C" of plat of Sterling Annex, being sub-division of the property of the grantor hereto: said tract of land being located beyond the city limits of Greenville, adjoining the property of land formerly owned by Sterling College. Said lot having the following metes and bounds: beginning at an iron pin on the South side of Middleton Street (this point of beginning being 155.8 feet from the Southeast corner of Middleton and Minor Street); thence S.24-45 E. 50 feet to an iron pin in said street; thence South W.155.8 feet to and iron pin (common corner of Lots 15, 7, 8 and 16); thence with line of lot No. 8, N.24-05 to an iron pin (common corner of lots 8, 7 and 17); thence with line of lot #17, N.--E.155.6 feet to beginning corner. Reference being had to said plat, said metes and bounds will more fully appear.

ASSIGNMENT

October 7, 1963

For value received we do hereby assign, transfer and set over to

United States Finance Co., Inc. the within mortgage and the note which it secures.

Standard Home Improvement Co., Inc.

R. Franklin Calhoun

R. Franklin Calhoun
President

WITNESS *Clyde Cobb*

WITNESS *C. E. ...*

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.