

OCT 28 12 01 PM 1963

OLLIE FANNING WITH ALL WHOM THESE PRESENTS MAY CONCERN.
R. M. C.

WHEREAS, I, Alice Webb Gaines

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eunice A. Baswell, her heirs and assigns forever;

(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 -----

Thirty Five Hundred and No/100----- Dollars (\$ 3500.00) due and payable

\$60.00 per month on the 26th day of each and every month, beginning November 28, 1963; payments to be applied first to interest, balance to principal

with interest thereon from date at the rate of seven 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

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Ward 3 of the City of Greenville, on the northern side of Oscar Street, being part of Lot No. 27 on the plat of W. T. Shumate land recorded in the R. M. C. Office for Greenville County in Deed Book "ZZ", Page 51 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at new Corner on Oscar Street, said point being 130 feet from the southeast corner of Lot #24, and running thence along a new line approximately 115 feet perpendicular to Forrest Street to a new corner on the line of Lot #17; thence parallel to Forrest Street 56 feet to corner made by Lots 16, 17, 27 and 28; thence along line of Lot #28 perpendicular to Forrest Street 110 feet to Oscar Street; thence along said Street in a westerly direction 56 feet to the point of beginning.

The above described property is the same belonging to Elias Gaines who died intestate January 13, 1954 as will appear in the Office of the Probate Court for Greenville County in Apartment 637, File 20. This property was subsequently conveyed to the mortgagor by the heirs-at-law of Elias Gaines, said deeds appearing in Deed Book 555, Pages 182, 183, 184, 185, 188 and 189.

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.