

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
BOOK 940 PAGE 409

MORTGAGE OF REAL ESTATE NOV 27 3 27 PM 1963

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE B. BARNETT
R.M.C.

WHEREAS, We, Theron E. Barnett and Sarah Lou Stokes Barnett,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Oscar B. Stokes

(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

Dollars (\$ 1000.00) due and payable in monthly payments of Twenty-five Dollars per month until paid in full- No Interest

with interest thereon from date at the rate of No Interest 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, his heirs and assigns: forever,

"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, O'Neal Township, about one mile east of O'Neal Township, on the southeast side of new cut road leading from New Bruce Road to Ednie Morgan place, being a part of the 24.2 acre tract of land conveyed to Oscar B. Stokes by John T. Taylor and being the southeast section of plat of said land surveyed by H.S. Brockman, Surveyor for Oscar B. Stokes Nov., 2nd., 1933 and re-divided Nov., 6th., 1963, and having the following metes and bounds: Containing Four acres, more or less,

BEGINNING at a pin in the center of New Bruce Road and running thence with said new cut road S.60-20 E.1037 feet to iron pin; thence with old road bed S.50 W.360 feet to iron pin; thence N.40 W.972 feet to the point of beginning, and being all of the same lot or tract of land conveyed to us this day by Oscar B. Stokes.

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.