

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

DEC 4 2 43 PM 1963

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE TAYLOR WORTH
R.M.C.

WHEREAS, We, A. E. and Isabelle C. Julian

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANKLIN FINANCE AND LOAN COMPANY,
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 Two thousand, four hundred, seventy two and no/100
dollars Dollars (\$2,472.00) due and payable

in twenty four (24) installments of (\$103.00) One hundred, three dollars,
per month, beginning January 5, 1964 and continuing each month thereafter
until paid in full

with interest thereon from date at the rate of _____ 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, South Carolina, and being shown as Lots Nos. 60, 61 and 62 on a Plat or Oaklawn Sub-division recorded in Plat Book E at Page 273, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING At a point on the northern side of Locust Avenue and the western boundary line of said Sub-division and at the corner of Lot Nos. 60 as shown on said Plat, and running thence with Locust Avenue in a southeasterly direction 69.3 feet to a stake at the corner of Lot No. 63; thence with the line of Lot No. 63 in a northeasterly direction 123 feet to a stake; thence in a northwesterly direction 93 feet to a stake; thence with the western boundary line of said sub-division and in a southwesterly direction 124.3 feet to the beginning corner, and being identically the same property conveyed to grantor hereby by deed recorded in Deed Book 121 at Page 101

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.

Handwritten note on right margin:
This document has been recorded in Greenville County, S.C. on Dec 4, 1963.