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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Roy J. James and Rosa G. James

(hereinafter referred to as Mortgage) is well and truly indebted unto  
Standard Home Improvement Co. Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Thousand One Hundred Sixty and No/100 Dollars (\$ 2160.00 ) due and payable  
in sixty (60) consecutive monthly installments of \$36.00 each. The first installment  
due on February 15, 1964.

with interest thereon from ~~date~~ maturity at the rate of 7 per centum per annum, to be paid:

WHEREAS, the Mortgageor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgageor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgageor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgageor 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 Mortgageor 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 southwestern side of Worley Road, being known and designated as Lot No. 2 of a subdivision of the property of P.L. Bruce as shown on plat thereof prepared by R. K. Campbell, May 1950, and recorded in the R.M.C. Office for Greenville County in Plat Book \_ at Page \_ and having the following metes and bounds, to wit:

Beginning at an iron pin on the southwestern side of Worley Road, joint front corner lots No. 1 and 2, and running thence along the joint line of said lots S. 67 - 57 1/2 W. 141.7 feet to an iron pin on the line of Lot No. 28; thence along the line of that lot S. 37 - 31 E. 62.4 feet to an iron pin on the northern side of an unnamed street; thence along the northern side of said unnamed street S. 65 - 22 E. 141.1 feet to an iron pin at the northern corner of the intersection of said unnamed street with Worley Road, N. 37-31 W. 60 feet to the beginning corner; being a portion of the property conveyed to the grantors herein as partners doing business under the firm name of P. L. Bruce Livestock Co. by R. W. Dangleisen by his deed dated October 5, 1945 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 281 at Page 292. Reference is also made to a subsequent deed from the Grantors, Thomas S. Bruce and Nora B. Bruce to P. L. Bruce dated May 30, 1949 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 401 at Page 172 wherein certain fractional interests were conveyed to P. L. Bruce.

ASSIGNMENT

January 6, 1964

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.

Witness Oliver Atwell  
Witness William Hutchinson

Standard Home Improvement Co. Inc.  
R. Sautter  
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 Mortgageor 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 Mortgageor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgageor and all persons whomsoever lawfully claiming the same or any part thereof.

*For Satisfaction See R. E. M. Book 1124 Page 184.*

TESTED AND SCALED BY ME

22 DAY OF April 1964

Oliver Atwell  
R. M. C. FOR GREENVILLE COUNTY, S. C.

BY H. J. ... CLERK, R. M. C. NO. 25724