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BOOK 945 PAGE 395

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE DEEDS OFFICE  
GREENVILLE FARMERSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

78937

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William M. and Edith P. Huskamp

(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, three hundred, thirty nine and 36/100

Dollars (\$2,339.36) due and payable

in 48 installments, 47 @ \$48.74 and 1 @ \$48.78 beginning February 1, 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, Greenville Township and being known and designated as LOT NO. 4 on plat of property of Judson Mill in subdivision known as Edgemont in Plat Book D, at page 35. Said lot being located on Piedmont Avenue and fronts thereon 60 feet and has a depth of 150 feet. This property is shown on the County Block Book at 115-1-11 and being a portion of the property conveyed to me by J. T. Morris, et al on January 19, 1939 and recorded in Deed Book 208, at page 331, RMC Office for Greenville County.

LESS, HOWEVER, five (5) feet retained of Lot No. 4 which is to be used along with five (5) feet of Lot No. 6 as a common driveway between Lots Nos. 4 and 6 and this easement is to run with the land.

It is agreed between the Grantor and Grantees herein that the 5 feet retained of Lot No. 4 and 5 feet to be taken from Lot No. 6 will be used as a common driveway by the said Grantor, C. P. Bill and the Grantees, W. M. Huskamp and Edith P. Huskamp, their heirs and assigns forever.

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.