

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 959 PAGE 113

FILED
GREENVILLE CO. S. C.
MAY 19 4 15 PM 1964
O. L. JONES, REC. CLERK
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Kate Ellen P. Hewitt Barker,

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. C. Givens

(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-One Hundred -----

Dollars (\$ 3,100.00) due and payable

as follows: One Thousand (\$1,000.00) Dollars one year from date and the accumulated interest; One Thousand (\$1,000.00) Dollars and the accumulated interest two years from date; and Eleven Hundred Dollars and the accumulated interest three years from date, with the privilege of anticipating any or all payments after one year from date,

with interest thereon from date at the rate of 6 per centum per annum, to be paid: annually

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, and in the Town of Simpsonville, Austin Township, with the following metes and bounds, to-wit: Beginning at a point in the center of Maple Street, joint corner with lot of J. S. Moore Estate, and running thence with the center of said Street in a Southeasterly direction 178 feet, more or less, to a point in center of said Street, intersection with Georgia Road; thence in an Easterly direction 53 feet, more or less, to a point, joint corner with Lot No. 6 as shown on Greenville County Block Book; thence in a Northerly direction 177.4 feet to a point; thence in a Westerly direction 90 feet, more or less, to the point of beginning, and bounded by land of J. S. Moore Estate, Maple Street, and Georgia Road, being the same lot upon which is located a five room cottage dwelling.

Being the same property conveyed to the Mortgagor this day by deed of Alvis Brooks to be recorded herewith. Being the same property conveyed to the said Alvis Brooks by deed of Lucia R. Boyd on the 22nd day of February 1960, of record in the R.M.C. Office for Greenville County, S. C., in Book 645, at Page 282.

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.

WITNESSED AND CANCELLED BY RECORDS
CLERK OF COUNTY OF GREENVILLE
SOUTH CAROLINA
THIS 19th DAY OF MAY 1964
DANIEL J. JONES
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:50 O'CLOCK P.M. NO. 7229

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 959 PAGE 113