

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

FILED
MORTGAGE OF REAL ESTATE

BOOK 971 PAGE 493

TO ALL WHOM THESE PRESENTS MAY CONCERN:
SEP 14 11 13 AM 1964

WHEREAS, J. Van McCrary and Sara Ann McCrary

OLLIE FARNSWORTH
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Sun Vent Aluminum Awning Co.

(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

Eight Hundred Ninety Nine and 28/100 Dollars (\$ 899.28) due and payable
in 36 consecutive monthly installments of \$24.98 each. The first installment due on
November 5, 1964.

maturity
with interest thereon from date at the rate of 7 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, situate about four miles north of Greer, and about two miles from Double Springs and near Jubilee Church (colored, and lying on the northern side of the Old Rutherford Road) and being shown as Lot No. 6 in a subdivision of tracts 20 and 21 of the J. B. Brookshire Estate, and being a part of the same land that was conveyed to me by deed from W. N. Brookshire Oct. 1, 1946 and recorded in the Office of the R.M.C. for Greenville County in Deed Book 300 at Page 162, and having the following courses and distances, to wit: Beginning on a stake on the northern side of the Old Rutherford Road, joint corner of tracts 19 and 20 as shown on the J. B. Brookshire Estate Plat, and runs thence with the dividing line of lots 19 and 20 as shown on the Brookshire Plat N. 77-00 W. 36.5 feet to a stake on the said dividingline N. 27-41 W.. 142 feet to a stake, new corner; thence N. 62, 49E 100 feet to a stake, joint corner of lots 5 and 6 in the new subdivision of lots 20 and 21; thence with the dividing line of lots 5 and 6 S. 27-41 E. 190.7 feet to a stake on the northern side of the said road; thence with the northern side of the said Old Rutherford Road S. 67-19 W. 100 feet to the beginning corner.

ASSIGNMENT

September 12, 1964

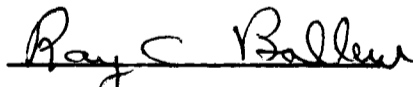
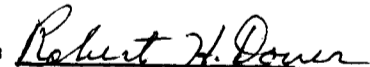
For value received we do hereby assign, transfer and set over to United States Finance Co. Inc., the within mortgage and the note which it secures.

Witness



Sun Vent Aluminum Awning Co.

Witness


Owner

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.