

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 24 1964
R. M. C. Farnsworth

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 973 PAGE 111

WHEREAS,

We, James Henry Smith and Jacqueline Mason Smith,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Barco, Inc.

(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

One Thousand Seven Hundred Fifty-Seven and 34/100----- Dollars (\$ 1,757.34) due and payable

Due and payable \$41.28 per month for 48 months beginning November 1, 1964; payments to be applied first to interest, balance to principal.

with interest thereon from date at the rate of **SIX** per centum per annum, to be paid **monthly**

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, known and designated as Lot No. 41, Woodland Heights Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "GG", Page 151 and having, according to said plat, the following metes and bounds, to-wit:

8509

BEGINNING at an iron pin on the southern side of Bessie Avenue, joint front corner of Lots Nos. 40 and 41 and running thence N. 45-18 E. 100 feet to an iron pin; thence S. 39-15 E. 190 feet to an iron pin; thence S. 45-18 W. 100 feet to an iron pin; thence N. 39-15 W. 190 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to the mortgagors by deed dated June 27, 1963, and recorded in the R. M. C. Office for Greenville County in Deed Book 726, Page 438.

This is a second mortgage, subject only to that first mortgage given by the mortgagors to Woodruff Federal Savings and Loan Association dated June 27, 1963 in the original amount of \$10,200.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 927, Page 251.

STATE OF SOUTH CAROLINA)
) ASSIGNMENT
COUNTY OF GREENVILLE)

FOR VALUE RECEIVED, the undersigned hereby assigns, transfers and sets over unto SOUTHEASTERN FUND, a corporation, the within mortgage, without recourse.

In the presence of:

BARCO, INC.

Beth R. Parmer
Theresa G. Smith

BY Linda R. Dupont

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 18 PAGE 122

SATISFIED AND CANCELLED OF RECORD
7 DAY OF Aug. 1964
Honnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:30 O'CLOCK P. M. NO. 4026