

OCT 15 11 09 AM 1964

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charlton Sullivan and Tinnie Belle Sullivan

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

Two thousand five hundred eight and no/100 Dollars (\$ 2,508.00) due and payable

in 60 consecutive monthly installments of \$41.80 each, the first to become due and payable on the 5th day of December, 1964.

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, in Dunklin Township, on the west side of Reedy River and on the North side of Monroe's Bridge Road and nearly touching said Reedy River, near the Laurens line, bounded now or formerly as follows: on the North side by lands of the estate of Mrs. Latimer; on the East by lands of Thomas Sullivan; on the West by lands of John Strader, containing one hundred twelve (112) acres, more or less, having such shape, metes, courses and distances as will more fully appear by reference to a plat thereof, made by James P. Wilson, Surveyor, September 15, 1921, and being the same tract of land conveyed to D. F. Bradley by W. M. Caldwell by deed dated September 12, 1917, and recorded in Volume 46, Page 536, RMC office for Greenville County, South Carolina, and being the same conveyed to T. L. Sullivan by deed of S. W. Sullivan dated December 13, 1937, recorded in Deed Book 210, at page 203.

ASSIGNMENT October 14, 1964

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

Ralph W. A.
Witness
Robert H. Dower
Witness

Standard Home Improvement Co., Inc.
R. H. Hunter
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 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 see R. E. M. Book 1085 Page 396.

WITNESSED AND CONSIDERED OF RECORD
DAY OF Nov. 1964
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:57 O'CLOCK P. M. NO. 22943