

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE, }

MORTGAGE OF REAL ESTATE

BOOK 994 PAGE 563

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Clarence D. & Helen B. Kay,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jimmy R. Huff,

(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 Four Hundred and No/100 Dollars.

Dollars (\$ 400.00) due and payable
each and every month at the rate of Thirty and No/100 (\$30.00) Dollars on the
15th of the month, beginning February 15, 1965.

with interest thereon from date at the rate of 6% 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, being known and designated as Lots Nos. 11 and 12, Section 3, on plat of J. M. Fortner Property recorded in Plat Book "3" at Page 129 of the R. M. C. Office For Greenville County, S. C., and having, according to said plat and a recent survey made by G. C. Jones, Engineer, February 3, 1962, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Welcome Street, the joint front corner of Lots Nos. 10 and 11; thence with the joint line of said lots N. 37-30 E., 125 feet; thence N. 32-30 W., 100 feet to an iron pin corner of Lot No. 13; thence with the line of said Street S. 57-30 W., 125 feet to an iron pin on the Northeast side of Welcome Street; thence with the Northeast side of said Street S. 38-30 E., 100 feet to the corner of BEGINNING.

This property was conveyed to J. Vance Faulkner by Frank Ulmer Lumber Company by deed recorded May 13, 1960 in Deed Volume 650 Page 211 of the R. M. C. Office For Greenville County, S. C.

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.