

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
JUN 19 33 AM 1965
OLLIE FARMER WORTH
R.M.C.

MORTGAGE OF REAL ESTATE BOOK 306 PAGE 291

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Lillie Bell Major

(hereinafter referred to as Mortgagor) is well and truly indebted unto Barco, Inc./Greenville, S. C.

(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 Twelve Hundred and Seventy-eight and 76/100----

----- Dollars (\$ 1278.76) due and payable

in equal monthly installments of Thirty-eight (\$38.90) and 90/100 Dollars each, commencing on the tenth day of July 1965, and on the tenth day of each month thereafter until the principal and interest has been paid in full

with interest thereon from date at the rate of Six per centum per annum, to be paid: as stated in Note

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, on the West side of Kelly Avenue in the City of Greenville, being shown as Lot No. 1 on plat of property of T. C. Gower, made by Dalton and Neves, Engineers, June 1946, recorded in the RMC Office for Greenville County, S. C. in Plat Book II, page 167, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Kelley Avenue at joint front corner of Lots 1 and 2, and running thence with the line of Lot 2, N. 78-31 W. 115.2 feet to an iron pin; thence S. 10-25 W. 41.8 feet to iron pin on the North side of a 30 foot street; thence along the north side of said 30 foot street, S. 81-10 E. 114.5 feet to an iron pin at the Northwest corner of intersection of Kelley Avenue and 30 foot street; thence along the west side of Kelly Avenue, N. 8-55 E. 36.9 feet to the beginning corner.

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.