

JUL 22 10 19 AM '69

OLLIE FARNSWORTH

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, MRS. BIRDIE DEAL

of the County of Greenville, State of South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto REV. L. G. RICH,

(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 Thousand Five Hundred

Dollars (\$ 4,500.00) due and payable

at the rate of \$40.00 per month, first payment due on the 10th day of August

1969 and an equal amount due and payable on the same day of each month thereafter until paid in full, mortgagor may pay in excess of \$40.00 per month on the entire balance at any time she chooses to do so.

with interest thereon from date at the rate of 6½ ~~PERCENTUM~~ per centum to be computed each month.

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.

and designated as Lot # 110 on a Plat of Sub-division for the Union Bleachery made by the Piedmont Engineering Service 1959 and recorded in the R.M.C. Office of Greenville County in Plat Book 00 at Pages 80 & 81. Said Lot is also known and described as Lot # 14, Stephenson Avenue and fronts thereon 67.4 feet with a rear of 66.2 feet and extends to a 136.3 feet deep.

For a further description of said property and the reservations and restrictions thereon, see Deed of conveyance by Cone Mills Corporation recorded in the R.M.C. Office for Greenville County Vol. 624 at Page 479.

In the case of Mrs. Birdie Deal's demise this property may be retained by her relatives or heirs upon the payment of the balance due, or upon suitable arrangements, this balance may be paid at the rate of installments as above set forth.

Together with all and singular rights, members, hereditaments, 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.