

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
OLIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN;

WHEREAS, we, George Lee Bixby and Addie Mae H. Bixby

(hereinafter referred to as Mortgagor) is well and truly indebted unto Beulah S. Cunningham

(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 seven hundred twelve and 51/100----- Dollars (\$ 4, 712. 51) due and payable \$52. 32 on the first day of each and every month hereafter, commencing July 1, 1969; payments to be applied first to interest, balance to principal, with the privilege to anticipate payment at any time,

with interest thereon from June 1, 1969 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, on the east side of Dover Street, near the City of Greenville, being shown as Lot No. 56 on plat of Property of Edgar C. Waldrop, made by Dalton & Neves, in March 1946, recorded in Plat Book "B", at page 171, and described as follows:

BEGINNING at a stake on the Eastern side of Dover Street, 241.1 feet South from Fair Street, at corner of Lot No. 57, and running thence with line of said lot, N. 86-04 E. 150 feet to a stake at corner of Lot No. 43; thence with the line of said lot, S. 3-56 E. 50 feet to a stake at corner of Lot No. 55; thence with the line of said lot, S. 86-04 W. 150 feet to a stake on Dover Street; thence with the Eastern side of Dover Street, N. 3-56 W. 50 feet to the beginning corner,

The above is the same property conveyed to the Mortgagor by the Mortgagee by her deed of even date and recorded herewith,

This is a purchase money mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.