

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Ansel Barbrey and Virginia S. Barbrey
W. M. S.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jack B. Pendarvis and Joyce W. Pendarvis

(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 Nine Thousand and No/100-----

Dollars (\$ 9,000.00) due and payable

at the rate of \$69.47 per month including interest at 8% with 1st payment due and payable Nov 1, 1929 and final payment due Oct 1, 1934.

with interest thereon from date at the rate of (8%) eight 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, town of Simpsonville, on the western side of North Maple Street (Old Stage Road) adjoining lands of Miss Mamie Barton, M. B. Curry and the Estate of W. T. Jones, and having the following description:

BEGINNING at a stone on the western side of North Maple Street at the corner of property of Miss Mamie Barton and running thence in a westerly direction with her line 167.2 feet to a stone on the line of the Cooper property; thence along the Cooper line in a southerly direction 50 feet to a stone on the line of property of M. B. Curry; thence along the Curry line in an easterly direction 168.84 feet to a stone on the western side of North Maple Street; thence along the side of said Street in a northerly direction 50 feet to the point of beginning.

Being the same property conveyed to the mortgagors by deed to be recorded herewith.

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.