

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1211 PAGE 143

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James B. & Georgia Barksdale

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Termplan, Inc., 105 W. Wash St.
Greenville, SC

(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

--Three Hundred Eighty Four and no/100 ----- Dollars (\$ 384.00) due and payable

in 12 installments of \$32.00 each.

with interest thereon from date at the rate of 38.45 per centum per annum, to be paid: 12 X 32.00

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, in the City of Greenville being known and designated as Lot No. 69 of a subdivision known as Nicholtown Heights No. 1 as shown on plat thereof originally prepared by C. M. Furman, Jr. Surveyor, in 1922 and recorded in the R M C office for Greenville County in Plat Book F at Page 68, and as revised by plat prepared by W. J. Riddle March, 1941 and recorded in Plat Book M, at Page 4, and having the following metes and bounds to wit :

"BEGINNING at an iron pin on the west side of Bridwell Avenue, joint front corner of Lots 68 and 69, and running thence along the joint line of said lots, S. 89-15 W. 110 feet to an iron pin at the joint rear corner of Lots Nos. 46 and 47; thence along the rear line of Lot No. 46, N. 0-45 W. 40 feet to an iron pin on the south side of Watson St; thence along the south side of Watson St., N. 89-15 E 110 feet to and iron pin at the intersection of Watson St. with Bridwell Avenue; thence with the west side of Bridwell Ave., S. 0-45 E. 40 feet to the beginning corner being the same conveyed to me by Octavia DuPree Pridmore by her deed dated Sept. 12, 1950, and recorded in the RMC office for Greenville County in Deed Vol. 419, at Page 475."

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.