

MORTGAGE OF REAL ESTATE Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA FILED
COUNTY OF GREENVILLE (00. S. MORTGAGE OF REAL ESTATE

REGULATION NO. 600
COMPLIED WITH
JAN 17 4 15 PM '73
DONNIE S. TANKERSEY
R.H.C.

To All Whom These Presents May Concern:
We, Robert E. Barbrey and Jerry W. Barbrey

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ruby Ann Harling Baskin

(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 -----
----- Five Thousand and no/100 ----- Dollars (\$ 5,000.00) due and payable \$99.01 per month, payable on or before the 10th of each month, each such payment being first applied to interest, balance to principal paid in full.

with interest thereon from date at the rate of seven (7%) 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 Main Street, and according to a plat entitled "Property of W. W. Harling Estate" made by C. F. Webb, R.L.S., and dated May 4, 1972, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the southeastern corner of said plat on Main Street 120 feet from Trade Street, and running thence with line of Richardson, S. 76-13 W., 100.0 feet to an old iron pin; thence N. 14-00 W. 146.3 feet to an iron pin; thence N. 76-13 E., 100.0 feet to an iron pin on Main Street; S. 14-00 E., 146.3 feet to the point of beginning.

This mortgage is junior and second in lien to that certain mortgage given by Robert E. Barbrey, and Jerry W. Barbrey to Ruby Ann Harling Baskin by mortgage recorded in REM Volume 1248 at page 381, in the RMC Office for Greenville County, South Carolina, in the original amount of \$20,000.00

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.