

MORTGAGE OF REAL ESTATE—Offices of: Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

JUN 15 2 39 PM '77

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } W. S. TANFERENCELEY MORTGAGE

Inc.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Barker Controls, formerly H & M, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest

(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 Thirty Thousand and No/100ths

----- DOLLARS (\$30,000.00 ),  
with interest thereon from date at the rate of 8.5 per centum per annum, said principal and interest to be repaid:

in monthly installments of \$500.00 each commencing on the 10th day of June, 1977 with a like payment on the 10th day of each month thereafter until paid in full. Said payments to be applied first to interest and then to principal.

Note and mortgage due and payable in full at any change in ownership.

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 Greenville Township on the Buncombe Road, near the corporate limits of the city of Greenville, and having the following metes and bounds, to-wit:

BEGINNING at a stake on Buncombe Road, corner of Lot 1, and running thence S. 78 W. 203 feet to a stake; thence N. 13 1/2 E. 66 feet to a stake, corner of Lot 3; thence N. 78 E. 203 feet to a stake on Buncombe Road; thence S. 13 1/2 W. 66 feet along Buncombe Road to the beginning corner, and being known as Lot No. 2 in a survey and plat of the Verner Lands, made by W. A. Hudson, DS, dated November 28, 1904.

Derivation: Deed of Annette T. Garren recorded December 11, 1962 in Deed Book 712 at Page 301.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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