

FILED
GREENVILLE CO. S. C.

HORTON, DRAWDY, DILLARD, MARSHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MAR 21 11:12 AM '77
MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, GENERAL PAINTING CO., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto NELLIE C. NICKLES

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promisory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

THIRTY THOUSAND and no/100-----Dollars (\$ 30,000.00) due and payable

as provided in said Note,

with interest thereon from date at the rate of 7 per centum per annum, to be paid: annually

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 piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the Western side of Texas Avenue, near the City of Greenville, in Greenville County, South Carolina, being shown and designated as Lot No. 7, Block D, on a Plat of Block C and D of HIGHLAND Subdivision, made by Fitzpatrick-Terry Company, Engineers, dated February, 1920, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book E, Page 209, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Texas Avenue at the joint front corner of Lots Nos. 7 and 9 and running thence along the common line of said lots, S. 71-00 W., 200 feet to an iron pin at the rear corners of Lots Nos. 6 and 8; thence along the line of Lot No. 6, S. 22-10 E., 80 feet to an iron pin; thence along the lines of Lots Nos. 1, 2 and 3, N. 71-00 E., 200 feet to an iron pin on Texas Avenue; thence along the Western side of Texas Avenue, N. 22-10 W., 80 feet to an iron pin, the beginning corner.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
ASSIGNMENT

FOR VALUE RECEIVED, Nellie C. Nickles, the owner and holder of the within Note and Mortgage does hereby set over, assign and transfer the same unto J. A. Nickles and Jonnie Nell Nickles Linder, their heirs, assigns, executors, and administrators this 16th day of March, A. D., 1972.

IN THE PRESENCE OF:

John A. Nickles
Barbara B. Linder

X Nellie C. Nickles
Nellie C. Nickles

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.