

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

8 1 30 PM '73
RECORDED

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, C. A. Barker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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

ELEVEN THOUSAND AND NO/100 - - - - - Dollars \$11,000.00 due and payable at the rate of \$161.16 per month until paid in full, with each payment applied first to payment of interest and balance to principal, commencing one month from date, with the unpaid balance becoming due in eight years from date, with interest thereon from date at the rate of 9% 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 in the City of Greenville on the Western side of Rebecca Street (formerly known as Main Street) shown as a portion of Lot No. 3 on plat of property of Mrs. S. E. Sirrine, recorded in Plat Book A, at page 111 and more particularly shown as Lot No. 3 on a plat entitled "Redivision of Lots 3, 4 and 5 of Mrs. S. E. Sirrine Property for H.W. Hunt", recorded in Plat Book C, at page 207 and according to said plat is described as follows:

BEGINNING at an iron pin on the Western side of Rebecca Street and running thence with the West side of said street, S. 0-30 E. 98.5 feet to an iron pin at corner of Lot No. 4; running thence S.82-30 West 198.5 feet to an iron pin; thence N. 1-20 West 23 feet to an iron pin at the rear corner of Lot No. 2; thence with the line of said lot, N. 63-15 East 222 feet to the beginning corner.

Being the same property conveyed to C. A. Barker by deed of P.R.Long Company recorded in Deed Book 984, at page 262 on September 18, 1973 in the RMC Office for Greenville County.

ALSO: ALL that other piece, parcel or lot of land with improvements thereon on the Eastern side of Piedmont Avenue in the County of Greenville, State of South Carolina, designated as LOT No. 24 on plat of Edgemont recorded in the RMC Office for Greenville County in Plat Book D, at page 35 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Piedmont Avenue at the joint front corner of Lots 22 and 24 and running thence with joint line of said lots, N. 80-30 E. 150 feet to an iron pin; thence running S. 9-30 E. 60 feet to an iron pin at the joint rear corner of Lots 26 and 24; running thence with the joint line of said lots, S. 30-80 W. 150 feet to an iron pin on the Eastern side of Piedmont Avenue; thence along said Avenue, N. 9-30 W. 60 feet to the point of beginning.

Being the same property conveyed to C. A. Barker by Hugh F. Barnhart, Jr. by deed recorded in Deed Book 981, at page 252 on August 7, 1973 RMC Office for Greenville County.

DOCUMENTARY
STAMP
1973

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 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.

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