

MAY 7 10 55 AM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Julius M. Barr, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Sullivan Hardware Co., a Corporation, (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

-----Six Thousand and No/100----- DOLLARS (\$ 6,000.00), with interest thereon from date at the rate of six (6) per centum per annum, said principal ~~and interest~~ to be repaid: on or before May 1, 1954, and the interest to be computed on the balance due on the first of each month and paid monthly; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be due for merchandise sold to the Mortgagor;

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 North side of West Coffee Street and having, according to a plat thereof prepared by C. M. Furman, Jr., Engineer, July 16, 1924, the following metes and bounds, to-wit:

"BEGINNING at a stake on the North side of West Coffee Street, 136 feet West of Richardson Street, and running thence, N. 19-55 E. 152.5 feet to a stake; thence, N. 70-15 W. 72.5 feet to a stake; thence S. 22-15 W. 151 feet to a stake on the North side of West Coffee Street; thence along the North side of West Coffee Street, S. 69-20 E. 78.5 feet to the point of beginning."

Being the same property conveyed to the Mortgagor by deed of George P. Campbell dated July 16, 1945, and recorded in Volume 278 at Page 59.

It is distinctly understood and agreed that this Mortgage is given to secure Sullivan Hardware Company for any debt due to it at any time, whether now owed or hereafter accrued.

It is also understood and agreed that the lien of this Mortgage is junior to the lien of the Mortgage executed by the Mortgagor to the Liberty Life Insurance Company, in the original sum of Six Thousand Dollars (\$6,000.00) dated February 2, 1951, recorded in Mortgage Book 490 at Page 51.

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.