

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 8 2 49 PM 1965

MORTGAGE OF REAL ESTATE

BOOK 985 PAGE 526

OLLIE FARNSWORTH
R.M.C. **ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, James E. Merritt

(hereinafter referred to as Mortgagor) is well and truly indebted unto BARCO, INC.

(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 Two Thousand Twenty-Seven and Sixty-Seven One Hundredths - - - - - Dollars (\$ 2027.67) due and payable in Forty-Eight (48) equal consecutive monthly installments of Forty-Seven and Sixty-Three One Hundredths Dollars (\$47.63) each, beginning on the 15th day of February, 1965, and continuing on the 15th day of each month thereafter until paid in full.

with interest thereon from date at the rate of Six (6) 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, Grove Township, on West side of Boyce Shore, adjacent to Highway #29, described as follows:

BEGINNING at iron pin, running thence East 43 feet 10 inches to culvert in road leading to Henry Thompson's property, thence East along dirt road 158 feet 0 inches to iron pin, large rock nearby, thence to S. B. Lucas property in a Westerly direction 189 feet to iron pin, thence in a Northerly direction 100 feet to the beginning.

The foregoing land was conveyed to grantor by deed of William Hankins, February 20, 1959, recorded in the R. M. C. Office for said County.

The mortgage in favor of Laurens Federal Savings and Loan Association is recorded in Mortgage Book 778, Page 298, and the mortgage in favor of William E. Hankins is recorded in Mortgage Book 783, Page 297, both in the R. M. C. Office for Greenville.

Together with all and singular rights, members, herditaments, 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.

This Mortgage Assigned to *North American Acceptance*
on *12* day of *Jan.* 1965. Assignment recorded
in Vol. *985* of R. M. C. Mortgage Book Page *528*

For Satisfaction see R. M. C. Book 1150 Page 474

WITNESSED AND CORROBORATED BY ME
20 DAY OF *Feb.* 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
1:27 O'CLOCK P. M. NO. 19994