

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

P.O. Box 289, Greer SC 29651

MORTGAGE OF REAL ESTATE

1547 2A

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Fred Barbare
MERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leon Hix

(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 Six Hundred Sixteen and NO/100--- Dollars (\$ 2,616.00) due and payable

in monthly installments of \$109.00, each first payment due and payable thirty days from date, and to continue on the same date each and every month thereafter for a period of 24 months; entire balance of principal and interest due and payable two years from date, maturity

with interest thereon from 2/18/51 at the rate of -18- per centum per annum, to be paid: at maturity

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, O'Neal Township, about two miles northeast from the City of Greer and on the south side of a new street which leads westwardly from the Miller Bridge Road, and being known as all of LOT NO. 34 on plat of property made for B. H. Burnett, by J. Q. Bruce, dated 2-6-50, recorded in Plat Book X page 119, R. M.C. Office for Greenville County, reference to said plat hereby pleaded for a more complete description as to metes and bounds, courses and distances.

This conveyance is subject to all restrictions, easements, rights-of-way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by deed of B. H. Burnett, recorded in R. M.C. Office March 13, 1950, in Deed Book 404 page 348.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
JUL 15 1951
TAX
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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.

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