MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, INEZ W. BARBARE,

hereinafter referred to as Mortgagor, is well and truly indebted unto Bank of Greer

hereinafter referred to as Mortgagee, as evidenced by the Mortgagor's promissory note of even date herewith, which is incorporated herein by reference, in the sum of Seven Thousand and 00/100----------
----------Dollars $7,000.00 due and payable

according to the terms thereof, said Note being incorporated herein by reference.

WHEREAS, the Mortgagee may hereafter become subrogated to the said Mortgagee for such further sums as may be advanced from time to time to the Mortgagor's account for taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the terms of the said mortgage, reference being had to said mortgage and the record thereof;

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 or credit extended 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 tract of land with all improvements thereon, or hereafter erected thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Highland Township, located about two miles south from Tigerville, lying on the south east side of State Highway No. 253, being shown as Tracts Nos. 1 and 2 on a plat of the property of Greenville County Schools dated May, 1959, prepared by J. Mac Richardson, Registered Surveyor, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the margin of said State Highway, corner with Waldrop property, and runs thence with the line of that property, N. 64-26 E. 643.5 feet to an iron pin, corner with the P. H. Jones land; thence with the line of the tract S. 49-00 E. 330 feet to an iron pin; thence S. 59-27 W. 335.4 feet to an iron pin; thence S. 69-53 W. 100 feet to an iron pin; thence S. 24-50 W. 252 feet to an iron pin on the margin of said highway; thence along the margin of said highway, N. 42-21 W. 495 feet to the beginning, containing 4.80 acres, more or less; less, however, 2.5 acres conveyed by Inez W. Barbare to Richard W. Joines and Shelby G. Joines dated May 30, 1973, and recorded in the Greenville County R.M.C. Office in Deed Book 975 at Page 605.

THIS BEING the identical premises conveyed to Inez W. Barbare by deed of School District of Greenville County No. 520 dated April 17, 1961, and recorded in the Greenville County R.M.C. Office in Deed Book 672 at Page 400.

MORTAGEES' ADDRESS: P. O. Drawer 708
Greer, South Carolina 29651

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 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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