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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNsworth MORTGAGE OF REAL ESTATE

R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G. B. NALLEY, SR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto GREER COLLEGE OF BEAUTY CULTURE

(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 NINETEEN THOUSAND AND NO/100-----

----- Dollars (\$ 19,000.00) due and payable

at the rate of One Hundred Eighty-one and 58/100 (\$181.58) per month over a period of Fifteen (15) years with the first payment coming due on May 1, 1970,

with interest thereon from date at the rate of 8 per centum per annum, to be paid:

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 lot of land with improvements, situate lying and being on the Northeast side of East Welborn Street in Greenville County, South Carolina, being shown and designated as Lot No. 46 on a plat of Anderson Street Highlands, made by Dalton & Neves, 1939, and recorded in the RMC Office for Greenville County in Plat Book J at page 157.

ALSO all that lot of land with improvements, situate lying and being on the Northeast side of East Welborn Street in Greenville County, South Carolina, being shown and designated as Lot No. 47 on a plat of Anderson Street Highlands, made by Dalton & Neves, 1939, and recorded in the RMC Office for Greenville County in Plat Book J at page 157, reference to which is hereby craved for the metes and bounds thereof.

The Mortgagee agrees that should Mortgagor or his successors desire to release the triplex apartments on Lot No. 46, he may do so upon payment of \$14,000 or satisfied assumption of the \$14,000 obligation. Also the Mortgagee agrees to release the house on Lot No. 47 for \$5,000 in cash or satisfied assumption of the \$5,000 by the purchaser. Any payments of principal on this mortgage shall serve to reduce the required payment for release or assumption. If Mortgagee agrees to satisfied assumption of either the mortgage over the house or the triplex apartments, a separate mortgage will then be executed covering the amount due and payable under that mortgage and there will be a proportional reduction of the amount owed under this mortgage and the payments required thereunder.

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 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.