

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SEP 8 11 24 AM '72  
ELIZABETH RIDDLE  
R.M.C.

BOOK 1248 PAGE 381

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Robert E. Barbrey and Jerry W. Barbrey

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ruby Ann Harling Baskin

(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 Twenty Thousand and No/100-----

-----Dollars (\$20,000.00) due and payable \$168.78 on October 1, 1972 and a like amount on the first day of each month thereafter for a total of 180 payments, or until paid in full, with interest first deducted and balance to principal with right of anticipation,

with interest thereon from date at the rate of Six 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, Town of Simpsonville, on the western side of Main Street, and according to a plat entitled "Property of W. W. Harling Estate" made by C. F. Webb, R.L.S., and dated May 4, 1972, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the southeastern corner of said plat on Main Street 120 feet from Trade Street, and running thence with line of Richardson, S. 76-13 W. 100.0 feet to an old iron pin; thence N. 14-00 W. 146.3 feet to an iron pin; thence N. 76-13 E. 100.0 feet to an iron pin on Main Street; thence with Main Street, S. 14-00 E. 146.3 feet to the point of beginning.

This being the same property conveyed to Mortgagors by Mortgagee by deed dated August 26, 1972 and to be recorded of even date herewith.

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