

MAY 17 3 06 PM 1963 ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

WHEREAS, We, Ada P. Stroud, Theron N. Stroud and Edward E. Stroud

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

Standard Home Improvement Company, 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

Three thousand three hundred forty and 68/100 Dollars (\$ 3340.68 ) due and payable  
eighty-four (84) consecutive installments of \$39.77 each. The first installment  
due and payable on the 3rd day of July, 1963.

with interest thereon from ~~date~~ maturity at the rate of 7 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 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 in Highland Township, South and Southeast of the new Tugaloo road, it being a part of the Stroud Home Place, beginning on an iron pin in the Tugaloo road and running thence S 3 W 3.47 chs. to stone; thence S 37 E 10.65 chs. to a stone; thence N 74 E 23.38 chs. to stone in road; thence up said road 23.33 chs. to a stake in the old Tugaloo road; thence N 3 E 2.72 chs. to stone; thence S 50 W 11.90 chs. to stone; thence N 3 E 4.75 chs. to stone; thence S 50 W W 3.16 chs. to a stone; thence N 41 1/2 W 2.60 chs. to a pin in the new road; thence down said road 20 chains and 50 links to the beginning corner, containing 59 acres, more or less, bounded by lands of T. S. Stroud, J. H. Roe, Hichtower and others.

Except 2.65 acres previously deeded by E. C. Stroud.

ASSIGNMENT

May 15, 1963

For value received, we do hereby assign, transfer and set over to U. S. Finance Co., Inc. the within mortgage and the note which it secures.

Witness Jane Alexander

Standard Home Improvement Co., Inc.

Witness Robert H. Dower

K. Franklin Asha

President

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.

*For filing with Ada P. E. M. Book 1125 Page 128*

OLLIE FARNSWORTH  
MAY 15 1963  
OLLIE FARNSWORTH  
1242 BOOK A. S. NO. 26677