

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

901 Plat 279

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Louie F & Ruth South

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 E. North St.
Greenville, S.C.

(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 Eight Hundred Eighty-Eight Dollars & no/100.
Dollars (\$ 888.00) due and payable

Twenty-four installments at thirty-Seven dollars each; (24 X 37.00).

with interest thereon from date at the rate of ---0--- 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

All that certain piece, parcel, or lot of land with all improvements thereon, or to be constructed thereon, situate, lying and being in the state of South Carolina, County of Greenville, Greenville Township, and on the north side of Marion Street in the Town of West Greenville and being known and designated as lot No. 96 of a subdivision known as "Donwood" as shown on plat thereof recorded in the R.C. office for Greenville County in plat Book A, at page 462, and having the following mete: and bounds to-wit:

Beginning at an iron pin on the north side, of Marion Street at the joint corner of lots Nos. 95 and 96, which point is 235 feet west of the northwest corner of the intersection of Woodlawn Ave. and Marion Street, and running thence along the joint line of Lots 95 and 96, N. 15-21 W. 150 feet to an iron pin, joint near corner of lots Nos. 95 & 96, 105 and 106; thence with the rear line of lot no. 106, S 74-26 W 50 feet to an iron pin, joint rear corner of Lots nos. 96, 97, 104 and 105; thence along the joint line of Lots nos. 96 and 97, S 15-20 E 150 feet to the joint corner of said lots on the north side of Marion Street; thence along the north side of Marion Street N 74-26 E. 50 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a point of the reality. Being the same property conveyed to us by Pearl Strickland by deed dated June 13, 1944 and recorded in the R.C. office for Greenville County in Vol. 264, at page 325."

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.