

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JAN 10 10 48 AM 1964

MORTGAGE OF REAL ESTATE

BOOK 945 PAGE 399

OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, we, William M. Brittain and Virginia C. Brittain

(hereinafter referred to as Mortgagor) is well and truly indebted unto Franklin Finance and Loan Company

(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 four hundred eighty and 41/100 - - - - - Dollars (\$ 2480.41) due and payable
in 47 payments @ \$52.00 and 1 @ \$36.41, beginning 2-1-64

with interest thereon from date at the rate of .093% per centum per annum, to be paid: (included)

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, Known as Lot #13, Block F., Section 3 according to plat of East Highland Estates made by Dalton & Neves, dated May, 1940 and recorded in the R. M. C. Office for Greenville County in Plat Book K at page 36, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Fore Avenue, at the joint front corner of Lots Nos. 13 and 14 which iron pin is situated 285 feet north of the intersection of Laurel Creek Lane and Fore Avenue and running thence along the eastern side of Fore Avenue (the chord of which is N. 27-19 W. 80 feet to an iron pin; thence N. 45-36 E. 23.8 feet to an iron pin; thence S. 71-38 E. 184.8 feet to an iron pin on the western side on the western side of a five foot strip reserved for utility purposes; thence along the western side of said five foot strip, S. 1-25 E. 30.8 feet to an iron pin at the rear corner of Lot No. 14; thence along the line of Lot #14, N. 89-39 W. 156.5 feet to the point of beginning.

As part of the consideration for the within conveyance the grantees assume that mortgage on the above described property given by the grantors to General Mortgage Company, which mortgage is of record in the R. M. C. Office for Greenville County in Volume 682 at page 81, and the balance now due being the sum of \$10,373.00

For deed to grantors see Deed Book 555 at page 117.

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.