

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. CAR.

MORTGAGE OF REAL ESTATE
MAR 31 2 25 PM 1964
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 954 PAGE 1

OLLIE EARNSWORTH
R. M. G.

WHEREAS, Fred D. and Frankie Morgan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 E. North Street Greenville, South Carolina

(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 Two thousand four hundred dollars and no/100.....
..... Dollars (\$ 2400.00) due and payable

Twenty-four monthly installments of One hundred dollars (24x100.00)

with interest thereon from date at the rate of XX 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 tract of land, with the buildings and improvements thereon lying and being in Saluda Township; county and state foresaid and having according to a plat of survey made by Terry T. Dill, dated December 2, 1950, the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly bank of the north Saluda River, and running thence N 49-45 E. 1365 feet along the Iva S. Simpson land to an iron pin at the point of Gilbert land; thence S. 71-15 W. 1472 feet along the Gilbert Land to an iron pin on the easterly bank of North Saluda River; thence down the course of said river 544 feet to the point of beginning, and containing 8.6 acres, more or less.

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.