

STATE OF SOUTH CAROLINA

COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1224 PAGE 565

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jake B. and Gail Marshbanks

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 East North Street., Greenville, South Carolina., 29601

(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 One Thousand Thirty Two dollars and no/100

Dollars (\$ 1032.00) due and payable

Twenty Four Monthly instalments of Forty Three dollars each., (24x43.00)

with interest thereon from date at the rate of ~~XXXXXXXX~~ 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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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 Chick Springs Township, on the South-
Western side of Tiffany Drive and being known and designated as Lot # 15 of
Cardinal Park as shown on Plat thereof recorded in the R. M. C. Office for Greenville
County, in Plat Book "W", at page 27 and having according to said plat, the
following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Tiffney Drive, at the
joint corners of Lots # 14 and 15 and running thence along said Drive S.
22-57 E. 70 feet to an iron pin; thence along the joint line of Lots
15 and 16, S. 68-09 W. 182.3 feet to an iron pin; thence N. 24-34 W. 69.95
feet, to an iron pin; thence along the line of Lots 14 and 15, N. 68-08 E.
184.2 feet to the beginning point.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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 whatsoever lawfully claiming the same or any part thereof.