

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE BOOK 1352 PAGE 727

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Ethel M. Ashworth

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Finance 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 Six hundred fifteen and no/100-----

Dollars (\$615.00) due and payable

in 15 successive monthly payments of (\$41.00) Forty-one and no/100 Dollars beginning November 20, 1975 and due each and every 20th. thereafter until the entire amount is paid in full.

with interest thereon from ~~date~~ maturity the rate of eight per centum per annum, to be paid: semi-annually

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 piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, on the South Side of Morgan Street, in City View known and designated as Lot No. 43 on a plat of Morgan Hills Additions recorded in the R. M. C. Office for said County and State in Plat Book "A" on Page 60 and recorded to said plat, described as follows:

BEGINNING at a point on Morgan Street at the joint front corner of Lots Nos. 42 and 43, and running thence with the joint line of said lots S. $74\frac{1}{4}$ E. 200 feet to the joint rear corner of Lots Nos. 42, 62, and 63; thence with the joint line of Lots 43 and 63 N. $83\frac{3}{4}$ E. 60 feet to the joint rear corners of Lots 43 and 44; thence with the joint line of Lots 43 and 44, N. $74\frac{1}{4}$ W. 200 feet to Morgan Street; thence with Morgan Street S. $82\frac{3}{4}$ W. 60 feet to the BEGINNING corner, and being the same lot of land conveyed to Thomas M. Wooten by H. W. Hunt by deed dated February 18, 1914, recorded in said R.M.C. Office in Deed Book 28, at Page 211, and devised and willed to the grantor, herein by Thomas M. Wooten, said will shown of record in Apt. 602, File 44, in the probate Court for Greenville County, South Carolina said lot of land being shown on the County Block Book as (225) 125-1-7.



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.

9727

4328 RV-2