

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

NOV 19 4 49 PM 1965

BOOK 1014 PAGE 221

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William S. and Eugenia Eaton

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Community Finance Corp.
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 TWO Thousand Seven Hundred Sixty Dollars and no/100.

Dollars (\$ 2760.00) due and payable

Twenty-Four Monthly Installments at One Hundred Fifteen Dollars each. (24 X \$115.00)

with interest thereon from date at the rate of ----- 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 Greenville, on the South side of Lee Road and on the West side of Sutton Dr. near the City of Greenville, being shown as Lot #1, Block "F" on Plat of Mayfair Estates, recorded in the R. M. C. Office for Greenville County in Plat Book "S" at Pages 72 and 73, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Lee Road at joint front corner of Lots 1 and 2 of Block F. and runs thence along the line of Lot 2, S. 17-17 E., 150 feet to an iron pin; thence N. 72-43 E., 50 feet to an iron pin on the West side of Sutton Drive; thence along the Sutton Drive n. 17-17 W., 135 feet to an iron pin; thence with the curve of Sutton Drive and Lee Road (the chord being N. 62-17 W., 21.2 feet) to an iron pin on the South side of Lee Road; thence along Lee Road, S. 72-43 W., 35 feet to the beginning.

The grantees herein assume and agree to pay that mortgage given by James W. Peahuff to Aiken Loan & Security Company, dated May 7, 1958, recorded in the R. M. C. Office for Greenville County, S. C. in Mortgage Book 747, Page 107, on which there remains unpaid a principal balance of \$6,815.38.

This is the same property conveyed to the grantor herein by deed of Olin T. Stern, Jr., dated March 30, 1962, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 695, Page 359.

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.

*Paid June 24, ✓
Community Finance Corp.
By M. A. Willingham Manager
Witness P. Phillips
G. Floyd*

SATISFIED AND CANCELLED OF RECORD
5 DAY OF May 19 70
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A M NO. 24088