

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE
FEB 5 4 03 PM 1964
OLLIE FRANKS WORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 948 PAGE 87

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Louise Gilliam

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

(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 one hundred forty-nine and 50/100 - - - - - Dollars (\$ 1,149.50) due and payable

with interest thereon from date at the rate of 7% per centum per annum, to be paid: Prepaid

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, and in the City of Greenville, on the southwest side of Nelson Street, and being known and designated as all of Lot No. 57, and the southeastern one-half of Lot No. 56, of a subdivision known as Washington Heights, as shown on plat thereof recorded in the R. M. C. Office for Greenville County, in Plat Book F, at page 54, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Nelson Street at the joint corner of Lots Nos. 57 and 58, which point is approximately 58.5 feet northwest of the southwest corner of the intersection of Nelson Street and McLeod Street, and running thence along the southwest side of Nelson Street, N. 57-00 W. 54 feet to an iron pin at the corner of the lot now or formerly belonging to William Jackson; thence on a line through the center of Lot No. 56, being the line of the Jackson lot, S. 46-35 W, 109 feet, more or less, to an iron pin at the rear corner of the Jackson lot; thence S. 43-25 E. 52 1/2 Feet, more or less, to an iron pin at the joint rear corner of Lots Nos. 57 and 58; thence with the joint line of said Lots Nos. 57 and 58, N. 46-35 E. 122.15 feet to the beginning corner on the southwest side of Nelson Street.

This lot is shown on the City Block Book at Sheet No. 95, Block 5, Lot No. 16.

This is the same property conveyed to Louise Gilliam by deed dated April 13th, 1945, and recorded in Deed Book 275, at page 155, of the Records of the R. M. C. Office for Greenville County, South Carolina.

Together with all and singular rights, members, hereditaments, 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.

RECORDED IN DEED BOOK 275, PAGE 155
FEB 5 1964
GREENVILLE COUNTY, SOUTH CAROLINA