

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville

APR 26 4 47 PM 1965

MORTGAGE OF REAL ESTATE

BOOK 992 PAGE 419

OLLIC TO ALL WHOM THESE PRESENTS MAY CONCERN:
 R.M.C.

WHEREAS, **James & Hazel Childers**

(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 two hundred and eighty dollars**
 2280.00 Dollars (\$) 2280.00) due and payable

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 **being known and designated at Lot #8 as shown on a plat prepared by Dalton & Neeves Engineers, dated June 1960, entitled "Parkdale" recorded in the EMC office for Greenville County, South Carolina, in Plat book RR at page 55 and having according to said plat the following meter and bound:**

Beginning at an iron pin on the Northern side of Parkdale Drive at the joint front corners of Lots # 8 and #9, and running thence with the line of Lot #9 n. 15-29w. 124.9 feet to an iron pin; thence n. 74-31e. 100 feet to an iron pin at the joint rear corner of Lots #7 and #8; thence with the line of Lot #7 s. 15-29e. 170 feet to an iron pin on the northern side of Parkdale Drive; thence with the northern side of Parkdale Drive s. 74-31 w. 67 feet to an iron pin; thence continuing with the Northern side of Parkdale Drive and following the curve thereof, the chord of which is n. 51-40 w. 56 feet to the point of beginning.

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.