

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1038 PAGE 403

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE CO., S. C.

WHEREAS, Gary D. and Lois B. Hanks

AUG 17 12 31 PM 1966

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance Co.
100 W. North Street
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 Twelve Hundred Ninety Six Dollars and no/100.....
Dollars (\$ 1296.00) due and payable

Thirty Six Monthly Installments of Thirty Six Dollars each. (36 X \$36.00)

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, being known and designated as Lots 367 and 388, Pleasant Valley Subdivision, as per plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "BB", Page 163, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the intersection of Prosperity Avenue and Pasadena Avenue being the joint front corner Lots 388 and 389, and running thence N. 0-08 W. 160 feet to an iron pin, common corner Lots 368, 369, 388 and 389; thence along the rear liene of Lots 369, 370, 371, 372, and 373 W. 89-52 E. 300 feet to an iron pin, common corner Lots 373, 374 and 387 and being on the Northerly side of Prosperity Avenue; thence along the Northerly side of Prosperity Avenue S. 63-40 W. 163.9 feet to a point; thence continuing along the Northerly side of Prosperity Avenue S. 57-19 W. 177.7 feet to an iron pin, the point of beginning.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to the First Federal Savings & Loan Association on which there is a balance due of Three Thousand, Seven Hundred and no/100 (\$3,700.00) Dollars, which mortgage is recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgages Volume 592, page 250.

The grantee herein is to pay the 1954 taxes on the above-described property.

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.

SATISFIED AND CANCELLED OF RECORD

1 DAY OF August 1967

Ollie Gansworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 1:39 O'CLOCK P. M. NO. 3562

Paid 7/20/67
Sterling Finance Company
James P. Willis, Jr., Mgr.
Witness: G. B. D. Jr.
Witness: P. Jones