

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MAY 6 1970

MORTGAGE OF REAL ESTATE

BOOK 1154 PAGE 325

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 6 1970

WHEREAS, Theodore Robinson & Loula May Robinson, 4 Baker Street, Greenville, S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation, 100 E. North Street, Greenville, South Carolina, 29601

(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 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 000000 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,

Known and designated as lot No. 20 of the Freetown subdivision as shown by plat of same and recorded in Office of RMC Office for Greenville county in Plat Book C. page 25 and according to said more particularly described as follows:

BEGINNING at an iron pin at the front joint corner of Lots 2 and 3 as shown on said plat on the East side of Street shown thereon and running thence along line of Lot No. 3, N. 83 E. 8t feet to an iron pin at corner lot # 4; thence along line of Lot no. 4. N. 14 1/2 ft. W. 40 Feet 3 inches to iron pin on the South Side of Alley shown on said plat; thence along south side of said alley S. 83 1/2 W. 86 feet to iron pin on the east side of Street; thence along the east side of said street 22 1/2 E. 40 feet 3 inches to the point of beginning.

This being the property conveyed to J. J. McSwain by Lem Cosby by deed dated Nov. 2, 1927, recorded in the RMC Office for Greenville County in Deed Book 127, Page 20., This conveyance is made pursuant to the authority conferred upon the executors by the will of J. J. McSwain, December.

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.