



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Johnnie Samuel Jr. & Mattie Mae Samuel

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

Sterling Finance Company of Greenville

(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 eighty eight and no/100

Dollars (\$ 2088.00 ) due and payable

in 36 monthly installments of \$58.00 each

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 situate at the eastern intersection of Fairfield road with Ledford Drive in Greenville Cty, S.C. know as lot no 1 on a Plat of Section 3 of Fairfield acres, recorded in the RMC Office for Greenville County, S.C. in plat book EEE page 35, and having according to said Plat the following metes and bounds to wit:

Beginning at an iron pin on the Northern side of Ledford Drive at the joint front corners of Lots No 1 & 2 and running thence N. 19-27 E 171.4 feet to an iron pin thence N. 86-42 W. 96.5 feet to an iron pin on the Eastern side of Fairfield road; thence along the Eastern side of Fairfield Road S. 43 W. 111 feet to an iron pin; thence with the intersection of Fairfield road and Ledford drive, the chord of which is S. 61-53 E. 101 feet to an iron pin; thence along the Northern Side of Ledford Drive S. 61-53 E 101 feet to an iron pin thence continuing along the Northern side of Ledford Drive S/ 70-35 E. 25 feet to an iron pin, the beginning corner.

The above described property is hereby conveyed subject to utility rights of way and easements of public record.

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.