

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1202 PAGE 23

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Shirley Heffington

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

(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 Three Thousand, twenty-four and 00/100-----
Dollars (\$ 3,024.00) due and payable

in 36 successive monthly payments of \$84.00 (Eighty-four) beginning September 5, 1971 and due each and every 5th. thereafter until the entire amount is paid in full.

with interest thereon from date at the rate of eight per centum per annum, to be paid: semi-annually

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: Forever:

All Our Undivided Interest In The Following Described Property:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Gentry Street at the corner of Lot 32; thence in a northeasterly direction with Gentry Street 50 feet to the corner of Lot 36; thence in a northwesterly direction with line of Lot 36, 150 feet to the corner of Lot 33; thence in a southwesterly direction with Lot 33, 50 feet to a stake at the corner of Lot 32; thence in a southeasterly direction with Lot 32, 150 feet to the beginning corner. This lot is in a subdivision known as Pendleton Heights as shown on a plat made by W. D. Neves, December, 1912, Recorded in Plat Book E at page 72 and is known as Lot 34 on Said Plat.

This is the same property conveyed to the mortgagors by deeds to be recorded herewith.

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.