

FILED
GREENVILLE CO. S. C.

BOOK 1277 PAGE 503

STATE OF SOUTH CAROLINA } 11 21 1973
COUNTY OF GREENVILLE } S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Carolyn Ann Moore,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Century Finance Company, a corporation

(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 eight

One Thousand Two Hundred Forty / Dollars (\$1,248.00) due and payable in Twenty-Four (24) equal monthly installments of Fifty-Two (\$52.00) Dollars each, commencing on the 1st day of July, 1973, and on the 1st day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of 22.42 per centum per annum, to be paid: after maturity

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, in Oneal Township, located on the northern side of Pine Log Ford Road, adjoining Lot No. 2 conveyed to Jessie C. Wright, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwest corner of Lot No. 2, and running thence along the line of said Lot N. 2-55 W. 185.4 feet to an iron pin; thence N. 88-40 W. 100 feet to a point; thence S. 2-55 E. 185.4 feet to said road; thence along the northern side of said road S. 88-40 E. 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed from the Master in Equity, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 974, at Page 576.

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 heretofore 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.