

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 685 Page 331

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, Steve T. and Maxine Rains

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance Co.

(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 One Thousand Seven Hundred Four and no/100 Dollars (\$1704.00) due and payable

Monthly 24 payments at \$71.00 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

All that piece, parcel or lot of land in Bates township, Greenville County, State of South Carolina, on a road known as the Settlement Road, near Renfrew,

Lot #3
BEGINNING at a point in center of said settlement Road, joint corner with Lot No 1, which point is 140 feet westerly from Renfrew Road and running thence S. 20 1/2 W. 136.2 ft. along lines of Lots Nos. 1 and 2 to a stake; thence N. 69W. 70 feet to a stake, joint corner with Lot No. 4 thence N. 20 1/2 E. 134.3 feet along line of Lot No. 4 to point in center of Settlement Road; thence with said road S. 72 E. 70 feet to the point of beginning; and;

lots Nos. 4,5,6:

BEGINNING at a point in center of said Settlement Road, joint corner with said Lot No#3, which point is 210 feet westerly from said Renfrew Road, and running thence S. 20 1/2 W. 134.3 feet along line of said Lot No 3 to a stake; thence N. 69W. 210 feet to a stake; joint corner with Lot No. 7; thence N. 20 1/2 E. 122.6 feet along line of Lot No 7 to a point in center of Settlement Road; thence with said road, S. 72 E. 210 feet to the point of beginning.

This being the same lot of land as recorded in book 603 page 235; RMC Greenville, S.C.

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.

Witness
Donald K. Davis

Paid 12-8-62.
Sterling Finance Co.
100 West North St. Greenville S.C.
Wayne C. Godshall, manager.

13th Dec 62
Ollie Farnsworth
9:30
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