

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED

EB 25 1977

MORTGAGE OF REAL ESTATE

BOOK 1389 PAGE 986

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, the said James H. Durant and Julia Mae Durant

(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 Four Thousand thirty-two and 00/100's - - - - - Dollars (\$ 4,032.00) due and payable

in 36 successive monthly payments of (\$112.00) One Hundred twelve and 00/100's Dollars beginning March 1, 1977 and due each and every 1st. thereafter untill the entire amount is paid in full.

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

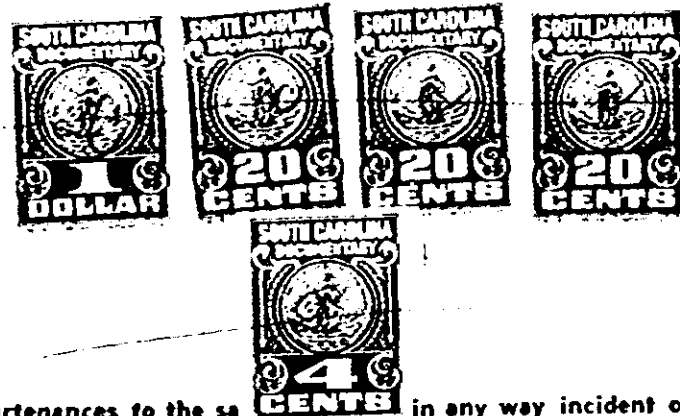
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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:

All that certain piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, containing the following metes and bounds:

BEGINNING at iron pin in the center of a railroad sidetract running to Airbase at W. A. Abercrombie corner; and running thence with the center of said railroad side tract S. 44-55 E. 252 feet to an iron pin in center of said tract; thence S. 40-13 W. 500 feet to an iron pin; thence crossing small branch N. 44-55 W. 202 feet to an iron pin on W. A. Abercrombie's line; thence with said line N. 46-15 E. 470 feet to the beginning corner containing 2 acres more or less and being part of the Henry Washington home place.

This is the same property conveyed to James H. Durant by Hattie Washington, Hattie Mae W. Williams, and Charles Washington by deed dated February 14, 1951 and recorded February 14, 1951 in deed volume 429 at page 57 in the RMC Office for Greenville County, S. C.



Together with all and singular rights, members, herditaments, and appurtenances to the sa 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.

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