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MORTGAGE OF REAL ESTATE—Offices of ~~KING & KENTLE~~, Attorneys at Law, Greenville, S. C.

875 PAGE 271

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED  
GREENVILLE CO. S. C.  
NOV 28 3 19 PM 1961  
OLLIE FARRNSWORTH  
R. M. C.

WHEREAS, We, Geneva Bruno and John C. Bruno of Greenville County,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Consumer Finance Corporation, a Corp.

(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, Eighty Dollars (\$ 1,080.00 ) due and payable

in Twenty-four (24) installments of Forty-five (\$45.00) Dollars each commencing January 1, 1962 with a like payment on the 1st day of each month thereafter until paid in full

~~with interest thereon~~ /after maturity at the rate of - 7 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:

and a 3-room house  
"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, better known and described as Lot No. 78 and the southern half of Lot No. 79, of the property known as Nicholatown Heights No. 2, surveyed by W. J. Riddle in April, 1941, and recorded in Plat Book "M", Page 5, to which plat and the record thereof reference is hereby made.

This property faces 60 ft. on Hilton St.; thence South 120 ft. on River Street; thence East 58.8 ft.; thence North and Northwest 106.5 ft. to beginning corner on Hilton Street.

Together with an easement and right of use to septic tank facilities located on Lot No. 78, and southern half of Lot No. 79, as described above, which septic tank facilities now service the house located on Lot No. 80 and Northern half of Lot No. 79, of this development.

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.