

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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



WHEREAS, William S. Anders and Mary Anders

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 E. North St.
Greenville, S. C.

(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 Hundred Twelve and no/100.

Dollars (\$312.00) due and payable

Twenty-Four Installments at Thirteen Dollars 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 Greenville.

William S. T. and Mary Anders all that piece, parcel or lot of land lying in Greenville County 28Neal Township, State of South Carolina and having the following metes and bounds to wit:

Beginning on an iron pin on the County Road leading from Highway No. 115 to the Pine Log Ford Road and runs thence 208.71 feet with said road N. 39-30E, to an iron pin thence in a northwest direction 208.71 feet to an iron pin; thence in a southwest direction 208.71 feet to an iron pin on the C. S. Tate line; thence with said line 208.71 feet S. 67-35 E. to the corner of beginning and containing one acre more or less. Bounded by land of the donor and C. S. Tate.

This being a part of the same tract of land conveyed to me by William McAbee by Deed dated May 25th, 1955 and recorded in the office of Register of Mesne Conveyance for Greenville County in Volume 557 on Page 213.

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.