

AUG 7 3 09 PM 1963 ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
WHEREAS, Bert O'Dell and Poppie Mae Rogers

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

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's preliminary note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One thousand two hundred nine dollars and no/100....
..... Dollars (\$ 1209.00) due and payable

Twenty three payments at Fifty two dollars (23 X 52.00)

with interest thereon from date at the rate of **XX** 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.

All that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being a part of Lots 6, 7, and 8 on plat of property of E. E. Watson, recorded in Plat Book U, at page 181 and having the following metes and bounds, to wit:

BEGINNING at a point on the Southern side of Scott Street, which is 112 feet N.69 37 E. from the Eastern side of Pine Street intersection and running thence along the property now or formerly of Phillips, Watson and Wilson approximately S. 15 E. 155 feet, more or less, to an iron pin on the Northern side of Emory Street; thence with said street, N. 72 E 50 feet to a point; thence approximately N. 15 W 155 feet, more or less, to an iron pin on Scott Street; thence with Scott Street S. 69-37 W 50 feet to the point of beginning.

BEING the same property conveyed to Rush H. Trammel and L. C. Black by Deed of E. Inman, Master, dated May 27, 1963 and recorded in the R. M. C. Office For Greenville County in Deed Book 723 at page 516.

ALSO BEING the same property conveyed to the Grantor herein by Deed of Rush H. Trammel and L. C. Black, dated May 1, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Book 749 at page 270.

THIS property is subject to a Mortgage given to Rush H. Trammel, et al by Mildred McKinney as noted in Mortgage Book 959, page 268, in the Office of the R. M. C. for Greenville County, with a balance of TWO THOUSAND ONE HUNDRED DOLLARS (\$2,100.00.

Together with all and singular rights, members, herditaments, 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.