



STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, the said John E. Straub and Patricia A. Straub

(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 One Thousand, Eight Hundred, Seventy two and no/100 Dollars (\$ 1872.00) due and payable

IN 24 successive monthly payments of (78.00) seventy-eight and no/100 dollars with the first payment due July 25, 1969 and the like amount due each and every 25th, thereafter until the entire amount is paid in full.

and with interest thereon from date at the rate of Seven 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: Forever:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and being shown as lot 90 on a plat of property of J. P. Rosemond, recorded in the R. M. C. Office for Greenville County in Plat Book H, Pages 185-6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of W. Decatur Street at the joint front corner of Lots 89 and 90 and running thence with the common line of said lots, N. 83-45 W. 225.3 feet to an iron pin; thence N.25-09 E. 85.2 feet to an iron pin; thence S.77-58 E. . 200.8 feet to an iron pin on the westerly side of W. Decatur Street; thence with said Street, S. 9-04 W., 60 feet to the point of beginning and being identically the same property conveyed to Grantor by Deed recorded in Deed Book 753, Page 18.

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.