FI THE PER SOUTH CAROLINA MORTGAGE OF REAL ESTATE | BOOK 1130 PAGE 297 JUL 2 = 1969 | Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mrs. Cristians Sworth R. M. C.

Garland Dee Travis, 6 Morningside Drive, Greenville, S. C.

thereinafter referred to as Marigager) is well and truly indebted unto Community Finance Corporation. 100 E. North Street, Greenville, South Carolina, 29602

(hereinafter referred to as Mortgages) 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 Thousand Six Hundred Forty Eight & no/100---- 00llers (\$ 3648,00) due and payable

Forty Eight monthly installments of Seventy Six dollars each (48 X 76.00)

with interest thereon from date at the rate of XXXXXX per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgages 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 purposess

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 Mortgages at any time for advances made to or for his unt by the Mortgages, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgager in hand wall and truly peld by the Mortgages 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 Mortgages, its successors and asslans

"ALL that certain place, 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:

Being in Cantt Township, being known and designated as lot no. 19 on Plat of Property of Sylvan Hills, recorded in the R. M. C. Office for Greenville County in plat book S at Page 103 and Having, according to said plat and a more recent survey entitled, "Property of Samuel L. Grupe and Maxine S. Grupe by R. K. Campbell Surveyor, dated November 12, 960, the following mourses and distance to wit:

BEGINNING at an iron pin on the western side of Morningside Drive at the joint front corner of Lots 18 and 19 and running thence with the joint line of said lots S. 85-57 W. 138.5 feet to an iron pin on the eastern side of old Augusta Road; thence with the eastern side of Old Augusta Road S. 3-24 W. 70 feet to an iron pin at the joint fear corner of lots 19 and 20; thence with the joint line of said lots n. 85 -06 E. 142.1 feet to an iron pin on the western side of Morningside Drive; thence with Morningside Drive N. 0-18 E. 70 feet to the beginning corner.

This property is subject to existing restrictions. easements and right of way.

As a part of the consideration for this conveyance the grantee agrees to assume and by these presents does assume the payment of the balance \$12,634.15, due and owing on that mortgage given by the grantors to C. Douglas Wilson & Co. such mortgage being recorded in the R. M.C. Office for Greenville County in Mortgage Book 845 . at page 447.

Together with all and singular rights, members, harditaments, and appurtenences to the same belonging in any way incident or ap pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting flatures 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 fawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is fawfully 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 Morigagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgages forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.