

STATE OF SOUTH CAROLINA SEP 18 1969  
COUNTY OF Oconee

MORTGAGE OF REAL ESTATE BOOK 1137 PAGE 201

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Claude Hayward Dowd

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance Company  
100 W. North Street  
Greenville, SC

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One thousand eight hundred dollars and no/100-----  
Dollars (\$1800.00) due and payable

Thirty six monthly installments at Fifty dollars each. ( 36 x 50.00 )

with interest thereon from date of 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 Mortgagee'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 Mortgagee 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 certain piece, parcel or lot of land in the state of South Carolina, County of Greenville, lying on the northing side of Sevier Street, and Chick Springs township, school District 2701 formerly 9-C, about five miles north of the city of Greenville, and being known and designated as lot no. 6 on plat of Piedmont Park prepared by Balton & Neves dated May, 1940, and according to said plat having the following notes and bounds, to wit:

Beginning at a point on the northern side of Sevier Street, joint front corner of lots 5 & 6 (iron pin 11 feet from the northern side of Sevier Street); thence N. 12-1/4 E. 185 feet to Elm Drive to a pin, the joint corner of lots 6 & 7; thence 12-1/4 W. 186 feet to the edge of Sevier Street (Iron pin 7 feet to the Edge of Sevier Street) with Sevier Street S. 83-11 E 100 feet to point of beginning.

This being the same property conveyed to the grantor by deed of J.A. Cave dated March 30, 1956, recorded in Deed book 563 at page 253.

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, issue, 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.