



MORTGAGE ON REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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Marion E. & Pearl S. Brown 405 Rainbow Drive Greenville, S.C.

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

hereinafter referred to as Mortgages) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, to the sum of Two thousand three hundred four dollars and no/100... Dollars @ 2304.00 due and payable

Thirty six payments of Sixty four (36X64.00)

with interest thereon from date of the rate of XX per annum 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 purpose:

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, portion of Lot No 13 as shown on plat of the property of Eliza D. Ware made by Dalton & Neves October 1, 1941 recorded in plat Book on page 27 of the RMC Office for Greenville County, S.C. and having according to a more recent survey made by R. B. Bruce, RLS February 1961 the following metes and bounds, courses and distance, to wit:

BEGINNING at an iron pin on the northeast side of Rainbow Drive (formerly Agnew Road) which pin is 185 feet northwest from Marion Road thence with the northeast side of Rainbow Drive N 49°0 W. 65 feet to an iron pin, corner of Lot No 14 thence, N 48-40 E 506 feet to an iron pin in line of lot No 19, thence with the line of said lot 8-43 O E feet to an iron pin the rear line of lot No 13 thence with a new line through said lot S-48-15 W 499.6 feet to the beginning corner

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.