

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED

JUL 24 1970

S. Olin Farnsworth
R. M. C.

MORTGAGE OF REAL ESTATE BOOK 1161 PAGE 415

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Carl D. Maxwell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation

100 E. North Street, Greenville, South Carolina, 29601
(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 Four Hundred Forty and no/100-----
Dollars (\$ 1440.00) - due and payable

Twenty Four monthly installments of Sixty and no/100------(24X60.00)

with interest thereon from date at 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 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:

BEGINNING in the center of the bridge over Gap Creek and in th center of the road that leads to the Girl Scot Camp, and running thence down the center of Said creek as the line for a distance of 19.12 chains to beech tree, 3X, R.D. Tankersley's corner; thence with the Tankersley line to a point where the said line intersects a small branch; thence up the said branch 115 feet to an iron pin near a hickory tree; thence N. 050 W. 149 Feet to an iron pin near fence post, thence N. 12-30 E. 407 Feet to a stake in the center of the Girl Scot Road, (iron pin back on line at 17 feet:) thence with the center of said road N. 89-00 W. 100 Feet to a bend; thence continuing with the center of the said road N. 72-15 W. 119 Feet to the beginning corner, and containing nine and one-half(9½) acres, more or less.

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.