



WHEREAS, Allen C. and Loretta F. Sullivan

(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 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 Four thousand five hundred sixty dollars and no/100..... Dollars (\$ 4560.00) due and payable

Sixty monthly installments of Seventy six (60 X 76.00)

with interest thereon from date at the rate of 200 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 of 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.

In the City of Greenville, known and designated as Lot No Twenty-three(23) on plat of Carver Park Addition made by the Piedmont Engineering Service, February 1953 and recorded in the R. M. C. office for Greenville County in Plat Book DD, Page 71, and having, according to said plat, the following courses and distances, to wit:

BEGINNING at an iron pin on the east side of Carter Street, joint front corner of Lots 22 and 23, and running thence along Carter Street, N. 0-10 E 60 feet to an iron pin corner of Lot No 24; thence along the line of Lot No 24, S 87-12 E 120 feet to an iron pin on the line of Lot No 20; thence along the line of Lot No. 20 S. 010W. 60 feet to an iron pin corner of Lot No 22; thence along the line of Lot No 22 N. 87-12 W 120 feet to the beginning corner; including the plumbing electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same property conveyed to me by W. H. Hamby by deed of even date herewith not yet recorded."

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.